



CORNERSTONE

28 Sunset Hill Top, Meanwood, Leeds, LS6 4LP



2 x 

3 x 

1 x 

2 x 

D  EPC





28 Sunset Hill Top

Guide Price £395,000

The First Viewings are on Saturday, 4th October 2025, strictly by appointment only.

Cornerstone presents for sale this extended and spacious three-bedroom semi-detached property that is located on this sought-after cul-de-sac, next to Meanwood Park.

Tucked away in one of Meanwood's most desirable and peaceful cul-de-sacs, 28 Sunset Hill Top is a lovely three-bedroom semi-detached home, situated on a large plot complete with a spacious detached garage that has power, a long driveway and good-sized gardens.

This home enjoys a truly enviable position, being next to Meanwood Park, a popular green space, offering immediate access to scenic woodland walks, a children's play area, open fields, and the picturesque Meanwood Beck. Whether you're enjoying a peaceful stroll or a family day out, having this expansive green oasis right on your doorstep is just fantastic.

This property internally comprises on the ground floor a hallway, a sitting room with a double-glazed bay window, a good-sized kitchen, an impressive dining room that was extended in approximately 1984 with a double-glazed sliding door into the rear garden, a side porch and a ground floor W.C. also exists.

The first floor comprises a landing, two double bedrooms, a third bedroom and the family bathroom.

Externally, you will find a fairly private rear garden laid to lawn, which is perfect for either entertaining or relaxation.

Beyond the cul-de-sac, the wider Meanwood area offers a thriving community atmosphere and an abundance of amenities. From independent coffee shops, stylish bars, pubs and restaurants, to the highly regarded Waitrose and Aldi supermarkets, everything you need is within easy reach. The nearby Meanwood Valley Trail connects you to Headingley and the Woodhouse Ridge.

Families will appreciate the area's excellent local schools, both primary and secondary, as well as convenient transport links into Leeds city centre, Headingley, Chapel Allerton, and beyond. Meanwood benefits from strong bus routes and easy access to the Ring Road, A61, for commuters.

To conclude, homes on this street never stay on the market long. This is a real opportunity to secure a spacious home in a brilliant location.

Sunset Hill Top offers something special — a peaceful retreat with many amenities just moments away.

Important Information

TENURE - FREEHOLD.

Council Tax Band C.

No Onward Chain, however, the property is currently tenanted - Vacant Possession will be provided.

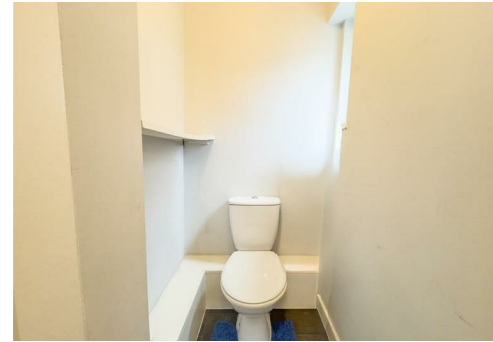
1. In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended), estate agents are legally required to verify the identity of their applicants and understand the source of any funds used in a property transaction. As part of our due diligence process, all purchasers and individuals providing funds (including giftors) will be required to provide: Proof of identity, Proof of address and Evidence of the source of funds. We carry out electronic anti-money laundering (AML) checks on all buyers and giftors. A non-refundable fee of £36.00 (including VAT) will be charged per individual to cover the cost of these checks. We apply a risk-based approach in line with regulatory requirements. This means the level of information and documentation we request may vary. In some cases, additional evidence may be required to meet our obligations under the regulations. All requested documentation must be provided in full for us to proceed with the transaction. Failure to comply may result in delays or the inability to continue with the process. Please note: Where we have knowledge or suspicion that a transaction involves criminal property or money laundering, we are legally required to make a report to the National Crime Agency (NCA).

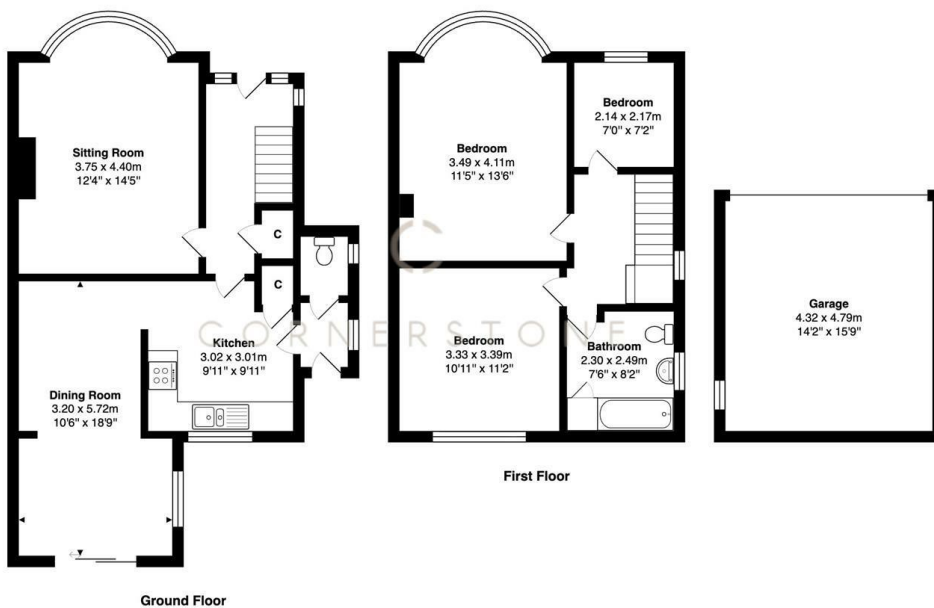
2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

3. Measurements: These approximate room sizes are only intended as general guidance.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract; the matters referred to in these particulars should be independently verified by prospective buyers. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Sales & Lettings nor any of its employees or agents has any authority to make or give any representation or warranty about this property.

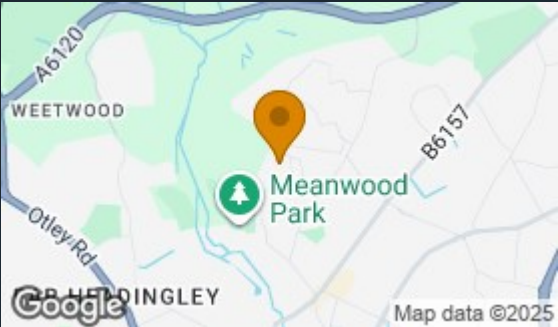
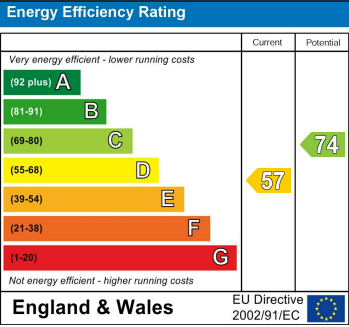




Total Area: 122.2 m² ... 1315 ft²
All measurements are approximate and for display purposes only

Local Authority
Leeds City Council

Council Tax Band
C





Cornerstone Sales
13 Stonegate Road
Leeds
West Yorkshire
LS6 4HZ



Contact
0113 2745360
office@cornerstoneleeds.co.uk
www.cornerstoneleeds.co.uk