



CORNERSTONE

3 Parkside Avenue, Meanwood, Leeds, LS6 4JD



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3 Parkside Avenue

Guide Price £425,000

The First Viewings Are On Saturday, 25th October 2025. Viewings Are Strictly By Appointment Only. Please Contact Us To Book.

We are delighted to offer for sale this spacious and extended four-bedroom semi-detached property that is offered for sale with no onward chain.

This home has an impressive open-plan sitting room, an open-plan kitchen diner, a superb south-facing rear garden and an extremely spacious detached garage with an electric roller door.

This home is conveniently situated only a short walk from Waitrose. In addition, numerous other amenities are nearby, such as Meanwood Park, The Hollies, a David Lloyd Leisure Club, a Sainsbury's supermarket, and a delightful array of coffee shops, cafes, pubs, bars, and restaurants located throughout Meanwood, nearby Headingley, & Chapel Allerton.

Local schooling is excellent, with the nearby Meanwood Primary School and the Carr Manor Community School, which is Ofsted Outstanding.

The property's location gives easy access to the ring road and has good public transport links to the surrounding suburbs and Leeds City Centre.

This home has some great features and in belf comprises on the ground floor a hallway that leads to a large sitting room, a ground floor W.C. and an open-plan kitchen/diner. The kitchen and dining area can lead out into the south-facing rear garden. A staircase from the hallway leads to the first-floor landing.

The first floor comprises a spacious principal bedroom, a second double bedroom, a third bedroom, a fourth bedroom and a spacious family bathroom.

Externally, the property has a large driveway. The driveway leads down the side of the property to a large and spacious detached garage with an electric roller shutter door and into the rear garden. This south-facing rear garden is fantastic, comprising a lovely Indian stone patio which is perfect for sitting out with friends or family. From the patio, a gate opens to lead down onto a large lawn that is surrounded by some planted borders.

To conclude, a lovely home in a great location.

Hallway

You enter the hallway through a UPVC door that has a porch above. The hallway is decorated neutrally with a dado rail and coving to the ceiling. The hallway has a wood-effect floor and under-staircase storage. The hallway leads to the sitting room, the ground floor W.C., the open plan kitchen, diner and the staircase to the first floor.

Sitting Room

A vast neutrally decorated sitting room that has a dado rail and coving to the ceiling. A gas fireplace creates a pleasant focal point to the room, and a large double-glazed window exists to the front with a pleasant view out over the driveway and front garden area, while allowing plenty of natural light in. Timber French doors lead and can open up into the dining area of the open-plan kitchen-diner.

Ground Floor W.C.

Accessed between the hallway and the kitchen. The ground-floor W.C. is tiled and comprises a toilet, wall-mounted wash basin, and a double-glazed frosted window.

Open Plan Kitchen Diner

A fantastic, spacious L-shaped room. The kitchen area comprises ample lower and upper-level cupboards with contrasting worktops with tiled splashbacks. The kitchen utilities comprise a stainless steel sink with a drainer that has a double-glazed window above. There is space for a dishwasher, space for a washing machine, space for a free-standing fridge freezer, an integrated oven exists with a separate gas hob above and an extractor hood. The kitchen flows through to the dining area, there is a breakfast bar/island with space for bar stools, and there is space for a sizeable dining table. The floor throughout is tiled, and a UPVC door and a double-glazed sliding patio door can lead out into the south-facing rear garden onto the patio. Timber French doors from the dining area also give access to the sitting room.

Landing

A vast landing with a loft hatch above. The landing has a double-glazed window above the staircase for natural light. The landing leads to the four bedrooms and the family bathroom.

Principal Bedroom

A spacious bedroom with fitted wardrobes that have glass mirrored sliding doors. A double-glazed window looks down over the driveway and front garden area.

Double Bedroom Two

A spacious bedroom again with fitted wardrobes and a double-glazed window to the rear elevation that looks out over the rear garden.

Bedroom Three

Decorated in modern tones, this good-sized bedroom is located at the rear of the home with two double-glazed windows that offer dual aspect views.

Bedroom Four

A neutrally decorated fourth bedroom that is located at the front of this home with a double-glazed window to the front elevation.

Family Bathroom

A large and partially tiled bathroom that comprises a corner shower cubicle with a rain dance shower head above, a separate bath, a pedestal wash basin, and a toilet. Two frosted double-glazed windows allow plenty of natural light to pour in.

Driveway

A large driveway which offers plenty of convenient off-road parking. The driveway leads down the side of the property to a large detached garage. The driveway is a great size, as when you have a vehicle parked in front of the property, you do not have to move it to access down the side of the property to garage with another vehicle, which is great for families with two vehicles.

Spacious Detached Garage

A brilliant detached and spacious garage that can be accessed either by an electric roller shutter door from the front or a UPVC side door from the patio. A truly impressive garage due to its size. Internally, it offers vehicle parking with ease, and due to its size, it could also be used as a workshop, perfect for a tradesperson with their tools, a vehicle enthusiast, a games room, the possibilities are endless. The garage has power.

Rear Garden

A large south-facing rear garden that comprises a large Indian stone patio. From the patio, you can access the driveway, the garage through a UPVC side door or a timber gate leads down onto the large lawn. The lawn is surrounded by a number of borders with some mature trees and bushes. A garden shed is present at the bottom of the garden. This is such a lovely sizeable garden perfect for family gatherings or entertaining friends.

Important Information

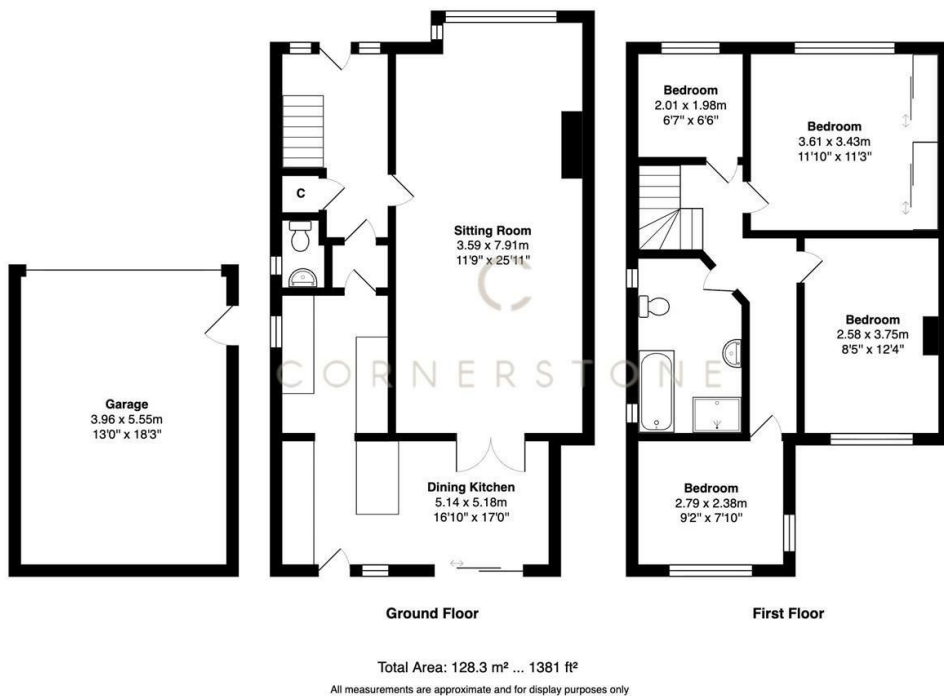
TENURE - Freehold

No onward chain.

Council Tax Band D.

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).

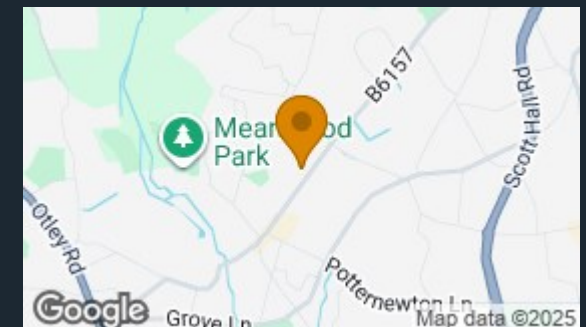
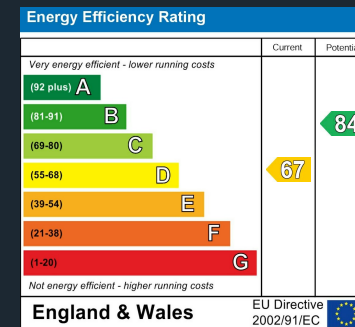
2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property, and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

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.

Local Authority
Leeds City Council

Council Tax Band
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