



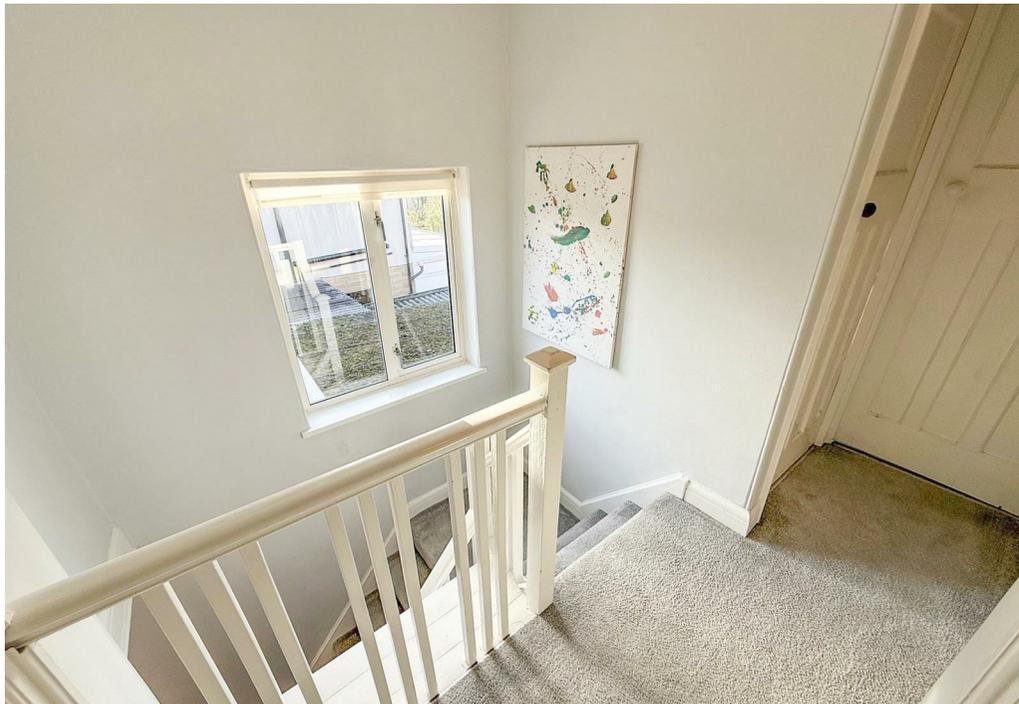
CORNERSTONE

# 67 Farm Hill North, Meanwood, Leeds, LS7 2QE



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# 67 Farm Hill North

## Guide Price £315,000

Cornerstone are delighted to offer for sale this no onward chain lovely home located in Meanwood.

It is tucked away, blending peaceful suburban living with an exciting array of nearby amenities. Meanwood is renowned for its vibrant community spirit, independent cafés, stylish eateries, and excellent supermarkets, which include Waitrose and Aldi.

Beautiful green spaces nearby include Meanwood Park and The Hollies, offering woodland walks, playgrounds, and open fields to enjoy.

Commuters will appreciate good transport links into Leeds City Centre, Headingley, and Chapel Allerton, while families will value the proximity to excellent local schools.

This home, in brief, comprises a huge rear garden, providing the perfect outdoor space for relaxation, entertaining guests, or simply letting children play.

Upon entering this home through the composite front door, you are greeted by a good-sized hallway. The hallway flows into a spacious open-plan sitting room and dining room, perfect for cosy nights in, weekend gatherings, or family time. This bright and versatile space leads into the kitchen, which offers plenty of cupboard and counter space. A composite door opens from the kitchen to lead out into the large rear garden.

The first floor is accessed via a staircase from the hallway. The first floor features two double bedrooms, one single bedroom, a separate W.C. and a bathroom.

The rear garden is truly impressive in size. Just outside the kitchen door, you'll find a raised sitting area, perfect for enjoying the summer months. A number of stone steps lead down to a large lawn. At the bottom of the garden, a timber shed exists.

At the front of the property, there is a front garden and a block-paved driveway which leads to a detached garage. A gate between the garage and the house opens to give access to the rear garden.

We believe this fantastic property will be highly sought-after, thanks to its nice finish, prime location, and generous plot size.

### Hallway

The hallway features a lovely wood-effect floor and boasts a tall ceiling with coving, which creates a spacious and inviting first impression. It provides access to the open plan sitting room and dining room, and a staircase leads to the first floor. A handy and spacious storage cupboard is also found in the hallway.

### Open Plan Sitting Room & Dining Room

You enter this lovely space from the hallway. The sitting room features modern decor with coving to the ceiling and a double-glazed bay window to the front elevation with a pleasant view out over the front garden. A gas fire creates a nice focal point in this space. The dining room again features modern decor with coving to the ceiling and a double-glazed window to the rear elevation with a lovely view over and down the rear garden. The dining room has plenty of space for a dining table and leads into the kitchen.

### Kitchen

The kitchen features plenty of cupboard space with ample lower and upper level cupboards finished in gloss white. Contrasting worktops with metro tiled splashbacks exist, and the kitchen utilities comprise a stainless steel sink with a drainer that has a double-glazed window above with a view down the rear garden. An integrated oven, a four-ring gas hob, with an extractor above, space for a dishwasher and space for a fridge freezer exist. A composite door leads out into the rear garden.

### Landing

The landing is decorated in a modern tone with a double-glazed window above the staircase. The landing leads to two double bedrooms, a single bedroom, a separate W.C. and the bathroom.

### Double Bedroom One

A neutrally decorated double bedroom with a double-glazed window to the front elevation and an original fireplace creates a lovely focal point to the room.

### Double Bedroom Two

A neutrally decorated double bedroom with a double-glazed window to the rear elevation, with a fantastic view out over the rear garden and beyond, the view even features the Woodhouse Ridge in the distance. Again, a feature fireplace exists in this bedroom.

### Bedroom Three

A neutrally decorated bedroom with a double-glazed window to the front elevation.

### Separate W.C.

A separate W.C. that comprises a tiled floor and a toilet with a frosted double-glazed window.

### Bathroom

A stunning partially tiled bathroom that comprises a walk-in shower with a rain dance shower head and a second flexible shower hose, a wash basin with vanity unit below and a heated towel radiator exists. A handy and practical storage cupboard is present, which has space for a plumbed-in washing machine. A frosted double-glazed window allows natural light in.

### Front Garden & Driveway

The front garden comprises a large border with a mature hedge that surrounds it. The driveway is block-paved, and it leads to the composite front door with a porch above. Down the driveway, you can access the detached garage, and a gate leads to the rear garden.

### Detached Garage

A detached garage that is accessed by an up-and-over door.

### Rear Garden

A fantastic west-facing rear garden that comprises a raised seating area, which has access into the kitchen through a composite door, and a number of steps lead down onto the large lawn. At the bottom of the lawn, a large timber garden shed exists. The garden is surrounded by a number of mature trees and hedges, which makes it fairly private.

### Important Information

TENURE - FREEHOLD.

Council Tax Band B.

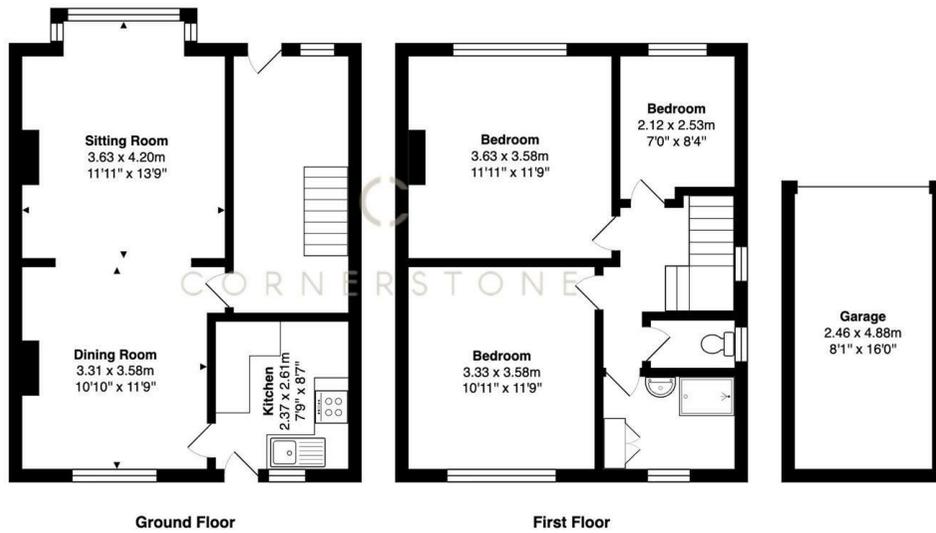
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1. In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended), estate agents are legally required to verify the identity of their applicants and understand the source 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.





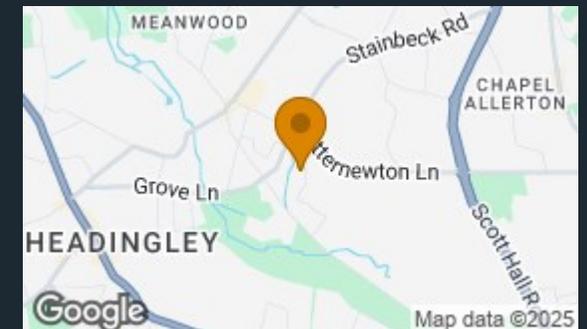
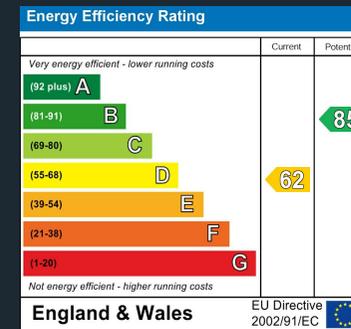
Total Area: 98.9 m<sup>2</sup> ... 1064 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

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.

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