

17 Parkside Place, Meanwood, Leeds, LS6 4NX



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17 Parkside Place

£375,000

The First Viewings are on Saturday the 9th of August 2025 - Strictly by Appointment Only.

Cornerstone are delighted to present this spacious and well-presented three-bedroom semi-detached property, situated in a highly desirable cul-de-sac within walking distance of all that Meanwood has to offer.

This fantastic location places you just minutes from Meanwood Park, The Hollies, David Lloyd Leisure Centre, and a wide range of shopping amenities including Waitrose and Sainsbury's. The area also benefits from a number of highly regarded schools and a great selection of cafes, bars, pubs, and restaurants.

The property offers excellent access to the ring road, as well as convenient public transport links to Leeds City Centre and Harrogate.

Accommodation:

The ground floor features a welcoming entrance hallway leading to a spacious open-plan sitting and dining room, a fitted kitchen, and a ground floor W.C.

The first floor offers two generous double bedrooms, a third bedroom, and a well-appointed bathroom.

A fixed staircase provides access to the attic/loft space, offering additional versatility.

Externally, the property boasts a spacious driveway with ample parking, a front garden, a detached garage, and a private rear garden.

This property will appeal to a wide range of buyers, especially families looking for a well-located and spacious home in a sought-after area.

HALLWAY

You enter the property through a uPVC/composite front door into a spacious, neutrally decorated hallway. From here, you can access the open-plan living area, kitchen, ground floor W.C., and the staircase leading to the first floor

OPEN PLAN LIVING AREA

The open plan living area comprises the sitting room and dining room. It is a commanding space that includes: a double glazed bay window to the front elevation, a fireplace with papered feature chimney breast and a double glazed patio door that leads out into the rear garden. Overall this space is neutrally decorated.

KITCHEN

The kitchen comprises ample lower and upper level cupboards with contrasting stone worktops. The kitchen utilities comprise a one and half sink with drainer, integrated oven, hob with splash back and extractor hood above as well as a dish washer and a washing machine. A timber stable door leads out into the rear garden and a large double glazed window above the sink exists.

GROUND FLOOR W.C.

The ground floor W.C. comprises a corner sink, toilet and a double glazed frosted window.

LANDING

Neutrally decorated with a frosted double glazed window above the staircase. The landing leads to the principal bedroom, double bedroom two, bedroom three, bathroom and a fixed staircase to the attic.

PRINCIPAL BEDROOM

A large bedroom that has a commanding double glazed bay window to the front elevation with a lovely view out over the cul-de-sac and Meanwood. The principal bedroom has a fitted cupboard/wardrobe.

DOUBLE BEDROOM TWO

A neutrally decorated double bedroom that comprises fitted wardrobes and a double glazed window to the rear elevation with a lovely view out over the rear garden.

BEDROOM THREE

A good sized third bedroom that comprises a double glazed window to the front elevation with a view out over the cul-de-sac and Meanwood. A fitted cupboard exists.

BATHROOM

A spacious bathroom that comprises a bath with a rain dance shower above, second flexible shower hose, wall mounted vanity sink with a mirror and lighting above, toilet and a chrome towel rail radiator. The bathroom has two frosted double glazed windows to allow natural light in. An airing cupboard houses the property's boiler

ATTIC/LOFT

A fixed staircase leads from the first floor landing to the attic/loft. This is a neutrally decorated and spacious area that offers plenty of storage and skylight windows allow natural light in

FRONT GARDEN & DRIVEWAY

The front garden is laid to lawn with a border that surrounds and mature hedging that indicates the boundary. A block paved driveway offers off road parking and leads up to the detached garden and rear garden.

DETACHED GARAGE

A detached garage that is accessed by an up and over door. Internally the garage has a window.

REAR GARDEN

A lovely rear garden that comprises two patio areas at each side of the garden, a lawn and a number of planted borders.

Important Information

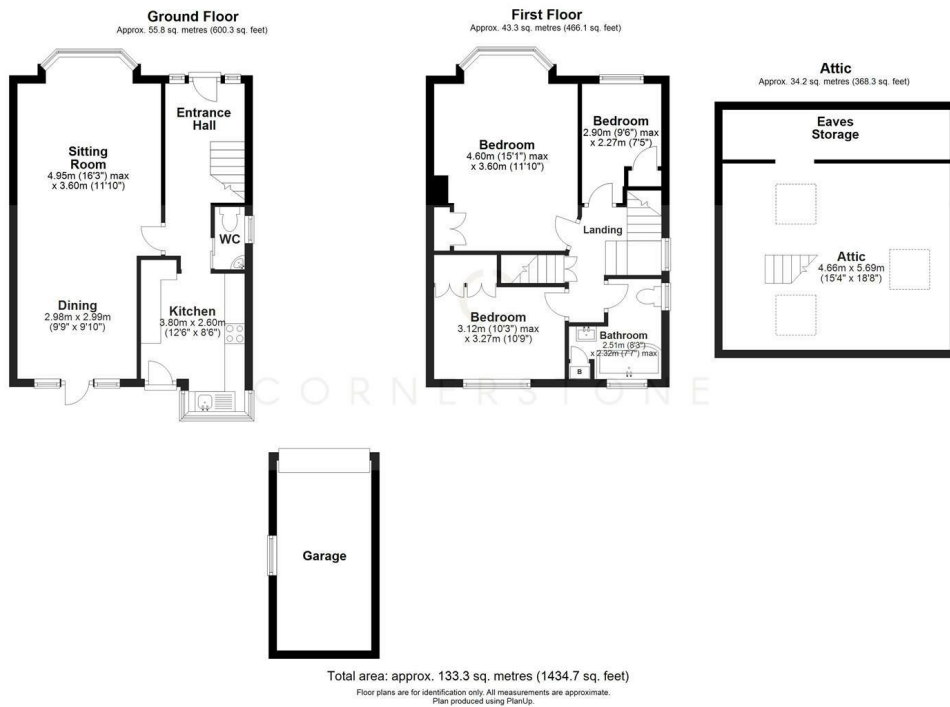
No Chain.

Tenure - Freehold.

Council Tax Band C.

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.

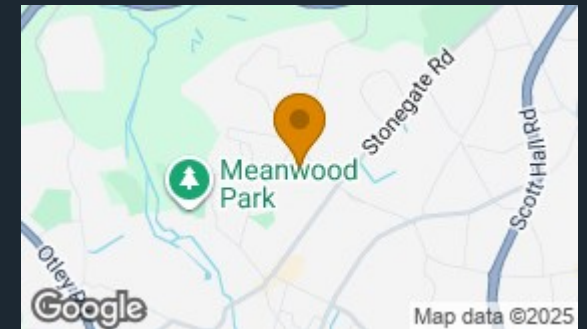
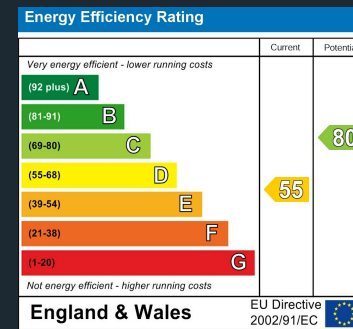
3. Measurements: These approximate room sizes are only intended as general guidance.

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.

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