



10 The Vale, Meanwood, Leeds, LS6 2BJ

CORNERSTONE

£275,000







10 The Vale

Guide Price £275,000

The first viewings are on Saturday, 27th September 2025.

Ideally located within walking distance of Meanwood, the property benefits from easy access to a range of local amenities, including shops, restaurants, bars, parks, and schools. It also offers convenient transport links, with a nearby bus route providing quick access to Leeds city centre.

The property features a generously sized front garden with a large driveway, as well as a rear garden with a decked area. Inside, the ground floor comprises a bright and spacious living/dining room and a through kitchen. Upstairs, there are three well-proportioned double bedrooms and a neutrally decorated bathroom.

We expect this property to be popular due to its size, location, and finish.

Entrance Hall

The property is accessed via a white uPVC door leading into a practical entrance hall. This space houses the property's alarm system, central heating controls, and a gas radiator. The hall provides access to the sitting/dining room and staircase leading to the first floor.

Dining/Living Room

A spacious and well-kept, neutrally decorated room with hardwood flooring, which gives it a bright and airy feel. A charming gas fireplace adds a nice touch and serves as a welcoming focal point. The room also provides access to the rear garden through a uPVC French door and leads through to the kitchen.

Kitchen

The bright, well-maintained kitchen features a tiled floor and a range of cream cupboards, providing plenty of storage space. It is equipped with an electric oven, a five-ring gas hob, and an extractor fan above. Tiled splashbacks and a stainless steel sink with a drainer complete the functional layout. A large double-glazed window looks out onto the rear garden, allowing natural light to fill the space.

Bedroom 1

A good-sized, neutrally decorated double bedroom. A large double-glazed window allows plenty of natural light in, and a radiator is present.

Bedroom 2

A good-sized double bedroom, again, neutrally decorated. A large double-glazed window looks out onto the rear garden, allowing plenty of natural light in.

Bedroom 3

A well-proportioned double bedroom, larger than typical third bedrooms. It benefits from a handy built-in cupboard for storage.

Bathroom

Decorated in neutral tones, the bathroom features a large shower, a W.C., and a sink set above a vanity unit for additional storage. A heated towel radiator provides warmth, while a frosted window allows natural light in while maintaining privacy.

Front Garden/Driveway

A generously sized outdoor space, divided into two sections. The first half features a large paved driveway, providing comfortable off-road parking for two cars. The second half is lawned, with a planted border adding a touch of greenery.

Please note that the paved path and ginnel between the neighbouring properties are shared with the neighbour.

Back Garden

A low-maintenance outdoor space, primarily decked with some paving stones. There are also gravelled planters with shrubbery, adding again a touch of greenery.

Important Information

TENURE - FREEHOLD.

Council Tax Band B.

No Onward Chain.

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: 73.2 m² ... 788 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





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