



CORNERSTONE

# 9 Parkside View, Meanwood, Leeds, LS6 4NS



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# 9 Parkside View

## Guide Price £342,500

This property is surrounded by many amenities and is a short distance from the centre of Meanwood, Meanwood Park, The Hollies, and a David Lloyd Leisure Club. The centre of Meanwood has a Waitrose Home & Food hall, an Aldi, and a Sainsbury's supermarket is located nearby at the Moor Allerton retail park. Several highly regarded schools and a good selection of cafes, bars, pubs, and restaurants are located throughout Meanwood.

The location of this property gives easy access to the ring road and Leeds city centre. It has good public transport links with several bus stops that are situated a moment's walk from the property.

The accommodation on the ground floor comprises an entrance vestibule, a hallway, a ground floor bathroom and an impressive open plan sitting area, dining area and kitchen. French doors open to lead out into the rear garden from this open plan space.

The first floor comprises a landing and three good-sized bedrooms.

Externally, the property is situated on a good-sized plot with a large block paved driveway. The block paving leads down the side of the house to the rear garden where you will find a hot tub (which can be negotiated into the sale if the purchaser desires), a timber deck seating area and a spacious summer house with power. The rear garden also has an artificial lawn, and tucked away at the bottom of the garden are two further timber sheds for storage.

This brilliant and stylish home will appeal to a range of purchasers. Please do not delay booking your viewing.

### Entrance Vestibule

You enter the property through a composite door into a neutrally decorated entrance vestibule that has a double-glazed window to the front elevation and a wood-effect floor. A second composite opens into the hallway.

### Hallway

A good-sized hallway that is neutrally decorated with inset spot lighting and a wood-effect floor. The hallway leads to the open plan living area, ground floor bathroom and the staircase to the first floor.

### Open Plan Living

This brilliant, neutrally decorated open plan space comprises a sitting area with a large double glazed window to the front elevation. A lovely feature fireplace is present, creating a nice focal point. The sitting room has a wood-effect floor and flows into the dining area, which has large double-glazed French doors that lead out into the rear garden. The kitchen and the dining area have a tiled floor. The kitchen comprises ample cupboard space, with contrasting worktops with metro-tiled splashbacks. The kitchen utilities comprise a one-and-a-half stainless steel sink with a drainer that has a double-glazed window above. An integrated oven, a four-ring gas hob with an extractor hood above, is present. There is space for a fridge freezer and space for a washing machine. This modern open plan space has inset ceiling spot lights throughout and is perfect for either entertaining or just relaxing after a hard day's work.

### Ground Floor Bathroom

A stylish tiled bathroom that comprises a bath with a large rain dance shower head above, and a second flexible shower hose. A fold-out shower screen is also present, a wash basin with a vanity cupboard below, a toilet and a heated towel radiator exist. A frosted double-glazed window allows natural light in.



### Landing

A neutrally decorated landing with a double-glazed window. The landing leads to the three bedrooms.

### Principal Bedroom

A spacious principal bedroom that is decorated neutrally with a large double-glazed window to the front elevation. A large cupboard exists, perfect for storage.

### Double Bedroom Two

A neutrally decorated bedroom with a double-glazed window that has a lovely view out over the rear garden and Meanwood.

### Bedroom Three

A spacious third bedroom that boasts fitted wardrobes and a feature panelled wall. A double-glazed window looks out over the rear garden.

### The Driveway

A large block paved driveway that offers plenty of off-road parking. The block paved driveway leads down the side of the house to the rear garden. The rear garden is accessed through a timber gate.

### Rear Garden

A lovely west-facing rear garden which is perfect for either relaxing or entertaining, especially in the afternoon and the evenings due to its west-facing aspect. The rear garden currently has a hot tub, which can be negotiated into the sale if the purchaser wishes. The rear garden has a timber deck seating area which flows seamlessly into the open plan living space through double-glazed French doors. The rear garden is laid to an artificial lawn, which leads to a very impressive summer house and tucked away at the bottom of the garden, there are two further timber sheds for storage.

### Summer House

The summer house is accessed through French doors. It features electricity, which includes an electric fire and lighting. The summer house comes with a bar area that includes a fridge freezer. This is a perfect space for relaxing, entertaining or even working from home.

### Important Information

TENURE - Freehold.

Council Tax Band C.

1. Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - Purchasers will be asked to produce original or certified identification and evidence of address documentation. We carry out an electronic anti-money laundering check on all buyers. We use a risk-based approach to determine the level of detail we apply when looking at each individual purchaser. Therefore, we may require additional documentation or information. If you conclude a sale subject to contract, you understand we shall carry out electronic anti-money laundering checks. This is not a credit check and will not affect your credit file, but may show on your credit search file.

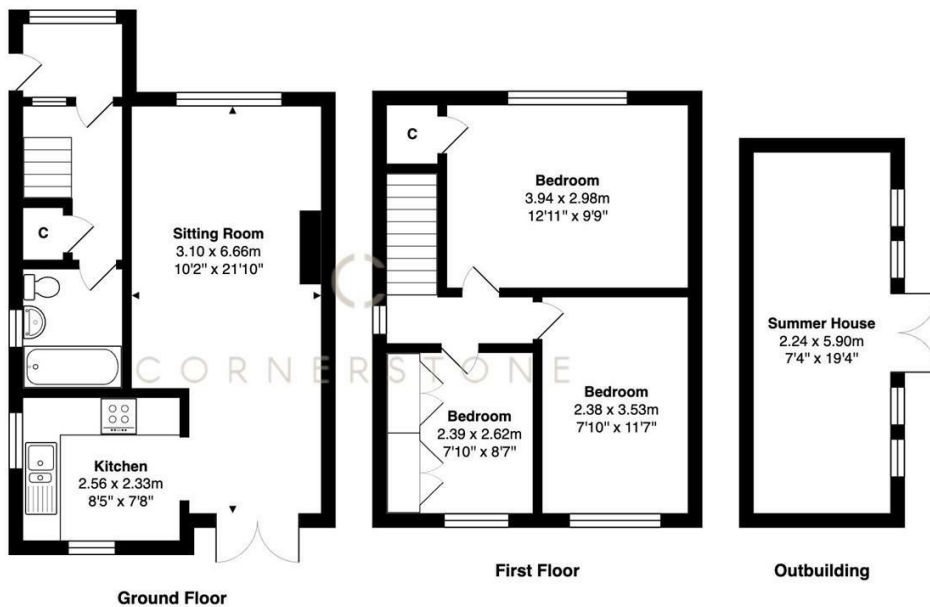
2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property, and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

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 or tenants. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty about this property.

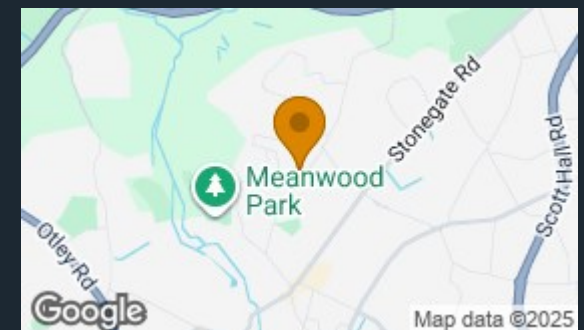
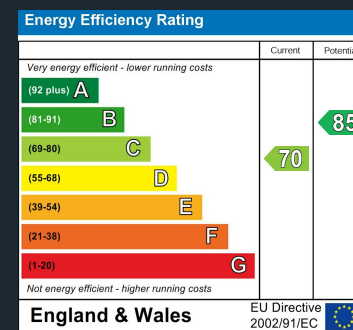




Total Area: 81.8 m<sup>2</sup> ... 881 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

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 Leeds City Council

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