



Parkside Road

Meanwood, LS6

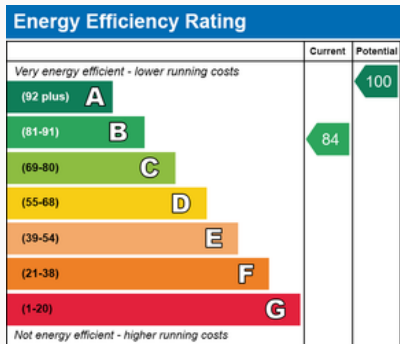
Introduction

Welcome to this beautifully presented four-bedroom semi-detached home, built in 2020 and thoughtfully designed for modern family living. Set across three floors, the property offers an impressive kitchen diner with built-in appliances, a spacious family lounge, and a superb master suite with ensuite. The south-west facing garden provides the perfect outdoor retreat, while practical touches such as parking, an EV charger, Hive heating, and NHBC warranty until 2030 add peace of mind. Stylishly finished throughout, this is a home that balances comfort, convenience, and contemporary design in a sought-after location.

PROPERTY TYPE	Brick built semi-detached
BEDROOMS	4
RECEPTION ROOMS	2
BATHROOMS	2

Property Information

TENURE	Freehold
SERVICES	Mains Services
TERMS OF SALE	Private Treaty
VIEWING	Strictly By Appointment
ENERGY PERFORMANCE	B with A potential



Key Features

- Attractive 1750sq ft semi detached home
- Four large and spacious double bedrooms across three floors
- Oversized kitchen diner with built-in appliances
- Master suite with ensuite and fitted storage
- South-west facing garden with patio and lawn
- Parking adjacent plus electric vehicle charger
- Still under NHBC warranty until 2030
- Council tax: E
- EPC B with A potential









Living in Meanwood

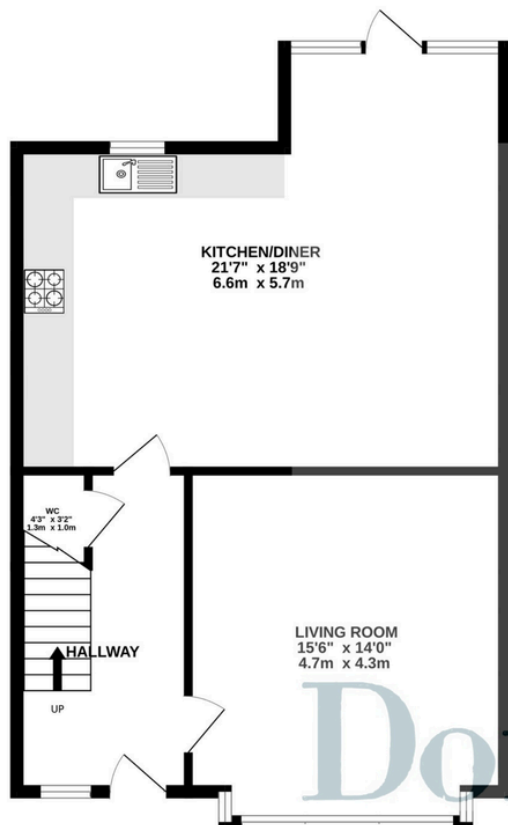
Meanwood has grown into one of North Leeds' most desirable suburbs, offering a blend of village feel and city convenience. At its heart, Meanwood boasts a vibrant cultural scene with a mix of independent cafés, bars, and restaurants, sitting comfortably alongside long-established local favourites. Whether it's enjoying artisan coffee, dining at award-winning eateries, or exploring the lively evening atmosphere, there's always something happening close to home.

Day-to-day life is well catered for, with a Waitrose at the centre of the community, as well as a range of local shops and services. For those with a focus on wellbeing, the David Lloyd Leisure Club is just minutes away, offering first-class fitness, swimming, and family facilities.

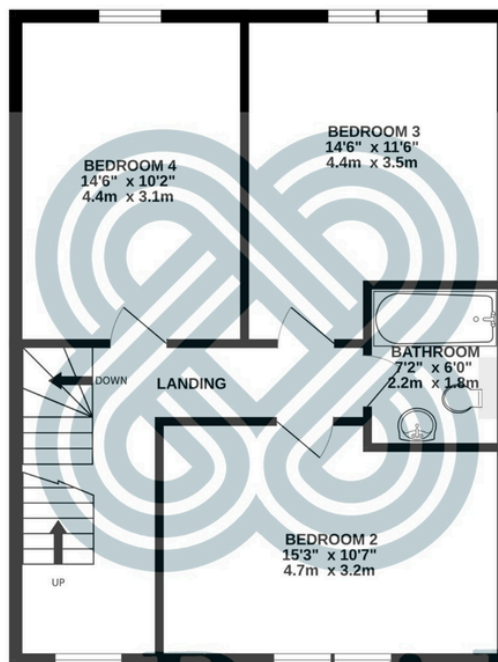
Meanwood's position makes it exceptionally well connected. Neighbouring Headingley is only a short journey away, bringing additional shopping, restaurants, and a thriving social scene. Meanwhile, Leeds city centre is easily accessible with a quick commute, making the area popular with professionals and families alike.

With its strong sense of community, excellent amenities, and balance of suburban comfort with city access, Meanwood continues to attract those looking for both lifestyle and convenience.

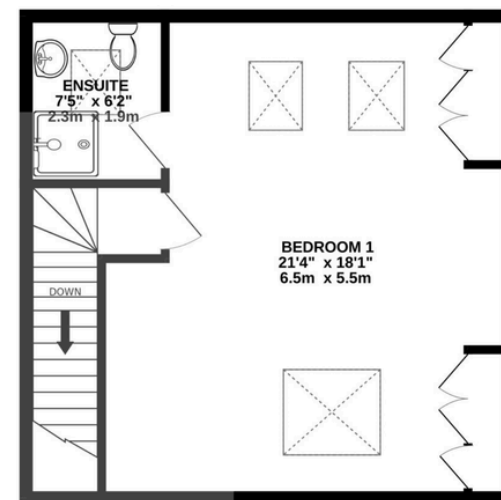
GROUND FLOOR
674 sq.ft. (62.7 sq.m.) approx.



1ST FLOOR
617 sq.ft. (57.3 sq.m.) approx.



2ND FLOOR
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 1749 sq.ft. (162.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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General conditions to be noted:

These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars are to be relied on to a statement or representation of fact. The Agent(s) nor its staff are authorised to make or give any representation or warranty in respect of this property.

All descriptions, dimensions, references to condition, necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or survey as to the correctness of each of them and to satisfy themselves as to the availability of services to the Property both in respect of its existing use and any intended use.

The Agent shall not be required to give any warranty or covenant in respect of the property. While the agent is familiar with the appearance and lay out of the property it does not purport to have either knowledge or awareness as to the title to be furnished or planning documentation. The purchaser or tenant should, through legal requisitions and surveys establish the suitability, title and condition of a property before finalising the purchase or let of the property.

In the event of any inconsistency between these conditions and the contract of sale, the latter shall prevail.