



7 Farm Hill Rise, Leeds
£285,000

Beautifully Presented, Spacious Home with Elevated Views & Fantastic Local Amenities, Ideal for First-Time Buyers & Families

Situated on a quiet, leafy street just a short walk from the excellent amenities of the ever popular and sought after suburb of Meanwood, this spacious three-bedroom semi-detached home combines peaceful surroundings with everyday convenience. Only minutes from Waitrose, local shops, cafés, pubs and restaurants, and with easy access to Leeds city centre with two main bus routes in close proximity, Farm Hill Rise offers comfort, space and practicality in a wonderfully friendly community setting.

Set in an elevated position, the property enjoys beautiful open views over Meanwood, perfect for watching the seasons change. Recently redecorated and improved throughout, the house is move-in ready and benefits from several valuable upgrades. Council tax band B.

Key Features & Recent Improvements

- New windows and doors installed in 2023
- Boiler serviced annually, with ongoing insurance that a buyer may continue
- Boarded attic, offering excellent extra storage
- Improved EPC rating — now a C
- Large private rear garden that is not overlooked
- Spacious rooms throughout and modern décor
- Driveway parking for two or more cars
- Minutes from Meanwood's shops, restaurants, cafes

and transport links

- Excellent local schools nearby
- Easy access to Headingley and Leeds city centre
- No onward chain

Area Guide & Property Description

Family-Friendly Location

This home sits within the catchment of several well-regarded schools, including:

- Meanwood Church of England Primary School, rated Good with Outstanding personal development
- Cardinal Heenan Catholic High School, a respected local secondary option

The area also offers wonderful outdoor attractions, notably Meanwood Valley Urban Farm, a much loved 24 acre community farm perfect for family days out, walks, and seasonal events, and the Meanwood Valley Trail and Meanwood Park.

Accommodation

Ground Floor

Entrance Lobby

Welcoming lobby with laminate flooring and access to the main areas of the home.

Lounge – 16' x 13'3" (4.88m x 4.04m)

A bright, generous living space featuring a modern living flame gas fire with surround, neutral décor and

a large window framing the elevated views.

Dining Kitchen – 16'6" x 10'5" (5.03m x 3.18m)

A spacious kitchen diner with ample storage, plumbing for dishwasher and washing machine, gas cooker point, space for fridge freezer, and PVCu French doors leading to the rear patio.

First Floor

Bedroom One – 14'6" x 9' (4.42m x 2.74m)

A spacious main bedroom with lovely elevated outlook.

Bedroom Two – 12' x 7'8" (3.66m x 2.34m)

A well sized second bedroom with plenty of light.

Bedroom Three – 10'3" x 7'2" (3.12m x 2.18m)

Ideal as a child's room, nursery, home office or guest space.

Bathroom

White two-piece suite with bath and shower over, tiling, radiator and window.

Separate W.C.

Low flush toilet, basin and window.

Loft

Boarded for extra storage, a huge practical bonus.

Outside

The front of the property includes a low-maintenance garden and a tarmac driveway providing parking for at least two vehicles.

The private rear garden, which is not overlooked, spans two levels, featuring a patio and generous lawn area, perfect for families, gardening or entertaining

COUNCIL TAX BAND

Band B

EPC

The EPC graph (shown above) has been prepared by an external company on our behalf and is a document wherein we have no responsibility

EPC RATING

C

FIXTURES AND FITTINGS

NONE OF THE SERVICES OR FITTINGS AND EQUIPMENT HAVE BEEN TESTED AND NO WARRANTIES OF ANY KIND CAN BE GIVEN, ACCORDINGLY, PROSPECTIVE PURCHASERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.

THE SELLER DOES NOT INCLUDE IN THE SALE ANY CARPETS, LIGHT FITTINGS, FLOOR COVERINGS, CURTAINS, BLINDS, FURNISHINGS, ELECTRIC/GAS APPLIANCES (WHETHER CONNECTED OR NOT) OR ANY OTHER FIXTURES AND FITTINGS UNLESS EXPRESSLY MENTIONED IN THESE PARTICULARS AS FORMING PART OF THE SALE.

FLOORPLANS

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Not to scale, and to be used for illustration purposes only

MEASUREMENTS

MEASUREMENTS: DUE TO THE VARIATIONS AND TOLERANCES IN METRIC AND IMPERIAL MEASUREMENTS. MEASUREMENTS CONTAINED IN THE PARTICULARS MUST NOT BE RELIED UPON FOR ORDERING CARPETS/FURNITURE ETC. THE BOUNDARIES OF THE PROPERTY HAVE NOT BEEN VERIFIED FROM A DEED PLAN; PURCHASERS ARE ADVISED TO MAKE THEIR OWN ENQUIRIES FROM THEIR OWN SOLICITOR BEFORE EXCHANGE OF CONTRACTS.

MOBILE SIGNAL/BROADBAND COVERAGE

PLEASE CLICK ON THE FOLLOWING LINK TO ASSESS COVERAGE FOR THIS PROPERTY

<https://checker.ofcom.org.uk/>

NOT VENDOR CHECKED

Please note this brochure has not been vendor checked and is subject to alteration

PARKING

The parking at the property is Off-street Driveway

PROPERTY CONSTRUCTION

The property is Standard Construction

SEWERAGE

THE PROPERTY IS MAINS CONNECTED

WATER METER

There is/is not a water meter in the property



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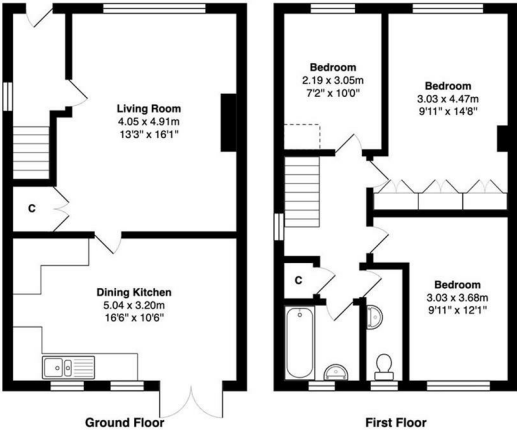
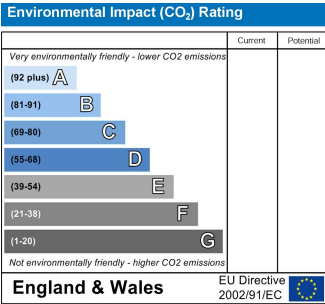
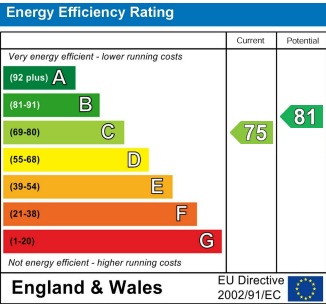


VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am-1pm Saturday. Alternately, please feel free to leave us a voicemail out of hours with your information and we will call you back.

COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460



Total Area: 83.3 m² ... 896 ft²
All measurements are approximate and for display purposes only