



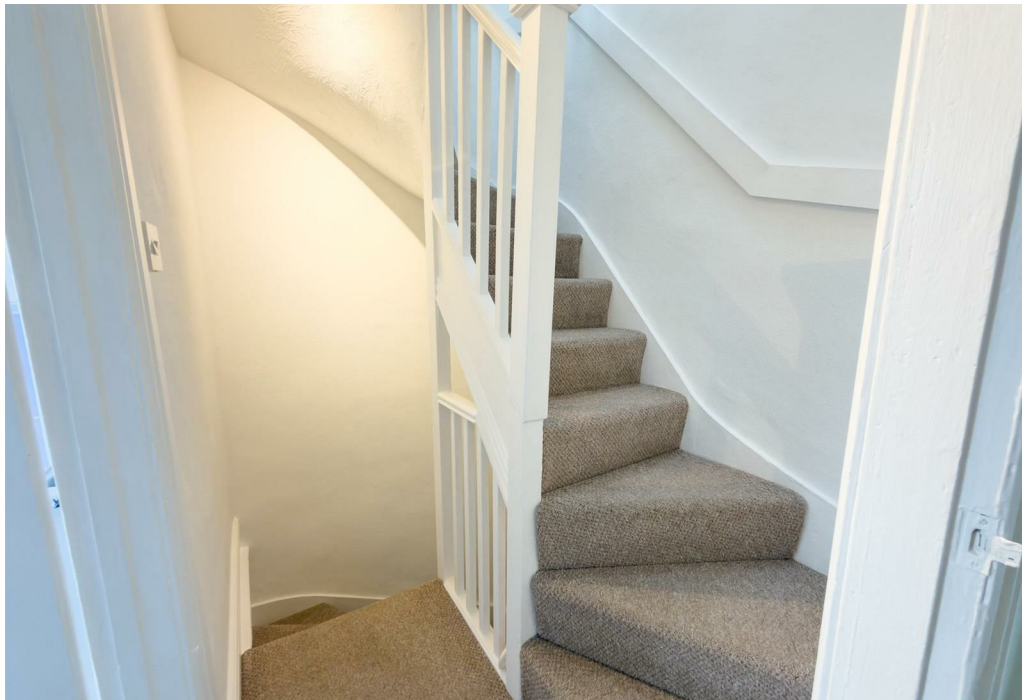
CORNERSTONE

2 Wharfedale Grove, Meanwood, Leeds, LS7 2LQ



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2 Wharfedale Grove

£220,000

Introduction

2 Wharfedale Grove is a charming and well-maintained property that immediately creates a genuine sense of home. Arranged over multiple levels, the accommodation has been thoughtfully cared for and is presented in a tasteful, neutral style throughout, making this an appealing opportunity for a range of buyers.

Internally, the property offers a bright and comfortable living room, a fitted kitchen, two well-proportioned bedrooms and an excellent bathroom featuring both a bath and a separate shower enclosure. The combination of neutral décor, excellent natural light and well-kept interiors means the property is ready to enjoy while still allowing a new owner plenty of opportunity to introduce their own style over time.

Externally, the property benefits from its own front garden area, while on-street parking is available nearby. The surrounding neighbourhood has a particularly pleasant, established feel, with mature greenery helping to give Wharfedale Grove an attractive residential character.

Living Room

The living room provides a bright and inviting main reception space with an attractive neutral finish and a comfortable, homely atmosphere.

A large front-facing window allows plenty of natural light into the room, while the light-toned flooring and soft green walls create a fresh yet characterful appearance. There is excellent flexibility for arranging both lounge and dining furniture, making this a versatile everyday living space.

The room also provides convenient access towards the kitchen and staircase, helping the ground floor flow naturally from one area to the next.

Kitchen

The fitted kitchen offers a practical and well-organised space with an excellent amount of worktop and storage provision.

A range of attractive wood-effect wall and base units is complemented by contrasting work surfaces and tiled splashbacks, creating a warm and traditional finish. Integrated cooking facilities include a built-in oven, gas hob and extractor hood, while there is also space for further appliances.

A window provides natural light above the sink area, while the layout has been carefully designed to make good use of the available space.

The kitchen is well maintained and perfectly suited to everyday cooking, with plenty of cupboard storage and preparation space.

Bedroom One

The principal bedroom is a particularly welcoming and well-proportioned room, presented in soft neutral tones and benefiting from excellent natural light.

There is ample space for a double bed alongside bedside furniture, drawers and additional storage without the room feeling overcrowded. Neutral carpeting, recessed ceiling lighting and attractive curtains contribute to the calm and comfortable feel of the room.

It is a bright, relaxing bedroom that continues the well-cared-for presentation found throughout the property.

Bedroom Two

The second bedroom provides an impressive and characterful space with a distinctive upper-floor setting.

Featuring attractive sloping ceilings and an abundance of natural light, the room has a surprisingly spacious and airy feel. Wood-effect flooring complements the neutral décor, while the layout offers plenty of flexibility for bedroom furniture, storage and even a desk or home-working area.

Its generous proportions make this much more than simply an occasional bedroom and provides a versatile space that could equally suit guests, older children or those working from home.

Bathroom

The bathroom is an excellent size and offers the benefit of both a full-sized bath and a separate shower enclosure, providing a level of practicality that is not always found in homes of this type.

Finished predominantly in neutral white with soft blue tiling, the room feels bright, clean and well maintained. The suite also includes a pedestal wash basin and WC, while a large frosted window provides plenty of natural light while maintaining privacy.

The neutral presentation gives the bathroom a fresh and timeless appearance, with the separate bathing and showering facilities making it particularly practical for everyday use.

Front Garden Space

To the front of the property is a private garden and patio-style area providing a pleasant buffer between the home and the street.

The space features paved areas, established planting and mature greenery, creating an attractive and surprisingly leafy approach to the property. Steps lead up towards the entrance, while the elevated position provides an appealing outlook towards the established trees and surrounding residential street.

The frontage offers an enjoyable outdoor area with plenty of potential for seating, pots and further planting for those wanting to make the most of the space.

On-street parking is available within the surrounding roads.

Location

Wharfedale Grove enjoys an attractive position within LS7, an established and popular residential part of Leeds offering an excellent balance between convenient city living and a friendly neighbourhood atmosphere.

The surrounding streets are characterised by attractive period homes, mature trees and established greenery, helping create a particularly pleasant setting. There is a genuine community feel to the area, while a wide selection of everyday amenities, independent businesses, places to eat and drink and recreational spaces can be found within the wider neighbourhood.

The property is also conveniently positioned for access into Leeds city centre and surrounding areas, making it well suited to buyers who want to remain connected to the city while enjoying the more relaxed atmosphere of an established residential neighbourhood.

Important Information

Tenure - Freehold

Council Tax Band A.

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 any giftor) 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 giftor(s). A non-refundable fee of £40.00 (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).

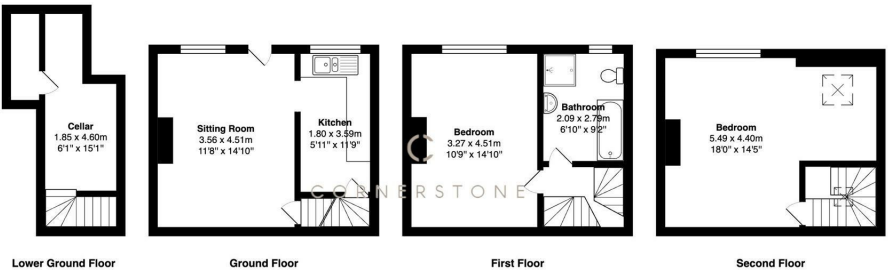
2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property, and if there is any aspect of our particulars which is of importance to you, please contact the office, and we will be happy to check where we reasonably can.

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



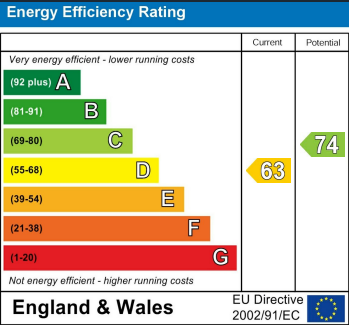


Total Area: 84.6 m² ... 911 ft²
All measurements are approximate and for display purposes only

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.

Local Authority
Leeds City Council

Council Tax Band
A





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