CORNERSTONE

23 Greenwood Court, Greenwood Mount, Meanwood, Leeds, LS6 4LU

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23 Greenwood Court

Guide Price £220,000

Introduction

The first viewings are Saturday 26th September 2026, by appointment only.

Cornerstone is delighted to offer for sale, this lovely two bedroom townhouse that is situated in this popular and sought-after location of Meanwood. This property is offered for sale with no onward chain.

This lovely townhouse is situated in a quiet development located at the top of Greenwood Mount and below Sunset Avenue.

The property's location is only a short walk to Meanwood Park, The Hollies, Waitrose, and The Northside Retail Park which includes an Aldi. The busy parades of Meanwood have many highly regarded retailers and smaller independent businesses including coffee shops, cafes, bars, pubs, and restaurants.

Meanwood Park is only a short stroll from the property which benefits from open parkland and the Meanwood Beck. The Meanwood Valley Trail can also be accessed from the park.

Alternatively, if you don't want to venture out you can admire some good views from the property due to its elevation position.

Transportation links are superb with a bus stop outside Waitrose and on Green Road which gives easy access to the city centre.

The ring road is a moment's drive allowing easy access to nearby suburbs and the motorway network beyond.

Internally the property comprises a hallway with a large storage cupboard, a modern kitchen, an open-plan sitting room & dining room which has access out into a fenced and private communal rear garden.

The first floor comprises a landing with a large storage cupboard, a principal bedroom, a second bedroom, and a bathroom.

Externally the property's outdoor spaces are communal but have been made private by being fenced. A large fenced front garden has access to an outbuilding/storage cupboard and also gives access to the front door. A fenced rear garden has direct access in and out of the open-plan sitting room & dining room through a double-glazed uPVC door. The rear garden is laid to stone flags, it is perfect for sitting out in the warmer months.

Overall a stunning townhouse that is found on a quiet development in this fantastic location with no onward chain.

HALLWAY

You enter the property through a grey uPVC/composite door into a lovely hallway that is decorated in a modern but neutral tone. The hallway has a beautiful floor and leads to the kitchen, staircase to the first floor, a large under staircase cupboard and to the open plan sitting room/dining room.

KITCHEN

A lovely modern kitchen that comprises ample lower and upper-level cupboards finished in white with a contrasting worktop with tiled splash backs. The kitchen utilities comprise a one-and-a-half composite sink with a drainer with a double-glazed window above, an integrated oven, a ceramic hob, a stainless steel extractor, a space for a washing machine, and space for a free standing fridge freezer. The kitchen has plinth lighting and a tiled floor.

OPEN PLAN SITTING ROOM & DINING ROOM

A spacious open plan sitting room & dining room that is decorated in modern but neutral tones. A beautiful floor exists and large double glazed windows allow natural light to pour in with a lovely view out over the fenced private communal rear garden. A double glazed uPVC door leads out into the fenced private communal rear garden, perfect for enjoying in the summer months.

LANDING

A lovely landing that is decorated in modern but neutral tones with a Velux/skylight window above. The landing has access to a large storage cupboard that also houses the boiler. The landing leads to the principal bedroom, bedroom two, and the bathroom. There is access to a part boarded loft above by a pull down ladder.

PRINCIPAL BEDROOM

A stunning principal bedroom that is decorated in modern and neutral tones. The principal bedroom has a double glazed window which has a lovely far reaching view out over Meanwood while allowing ample light in. A number of fitted wardrobes exist which boast ample storage.

BEDROOM TWO

This bedroom is decorated in modern but neutral tones. The bedroom has a fitted wardrobe and a large double-glazed Velux/skylight window, again boasting a lovely view out over Meanwood.

BATHROOM

A tiled bathroom that comprises a bath with shower over and glass screen, pedestal wash basin, a toilet, and a chrome towel radiator. A frosted double glazed window allows ample light in.

FRONT GARDEN

Accessed via a gate you enter the front garden which is laid to flags. A handy outhouse/storage cupboard can be accessed from this space. The front garden is a private communal space that has been fenced off for this property.

REAR GARDEN

A lovely space that can be accessed directly from the open plan sitting room & dining room via a uPVC double-glazed door. The rear garden is laid to a stone flagged patio with a lovely view out over a communal lawn with far reaching views over Meanwood and beyond. The rear garden is a private communal space that has been fenced off for this property.

COMMUNAL PARKING

The development offers ample off road parking which is only a short walk from the property.

IMPORTANT INFORMATION

PLEASE NOTE

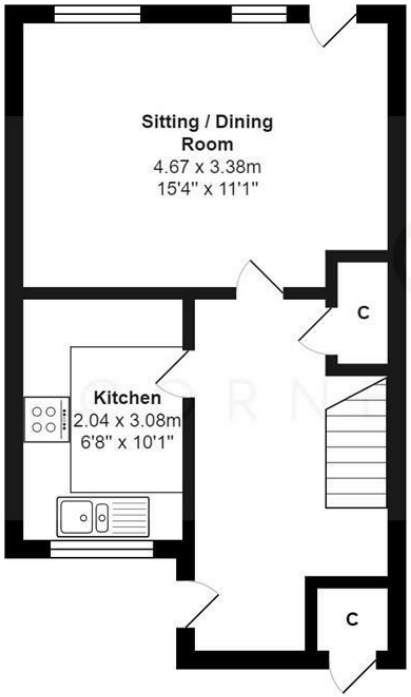
TENURE - FREEHOLD.

COUNCIL TAX BAND B.

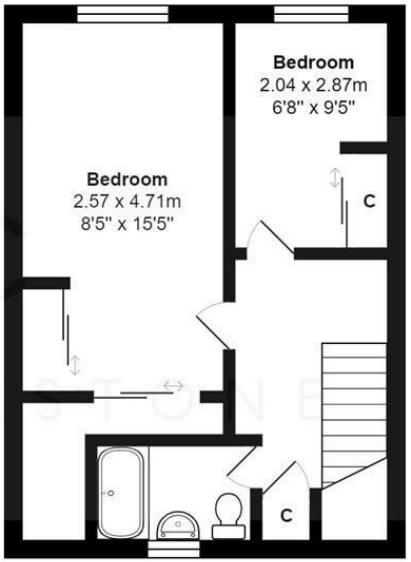
PLEASE NOTE - OUR MARKETING PHOTOS WERE TAKEN LAST TIME THE PROPERTY WAS LET AND MAY BE SUBJECT TO SLIGHT VARIATIONS FROM THE MARKETING PHOTOGRAPHY. THE PROPERTY IS CURRENTLY RENTED BUT WILL BECOME VACANT FROM THE 2ND NOVEMBER 2026.

Estate Rent Charge/Communal Grounds Maintenance - £31.96 per month.

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 £40.00 (including VAT) will be charged per



Ground Floor



First Floor

Total Area: 64.3 m² ... 693 ft²

All measurements are approximate and for display purposes only

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.

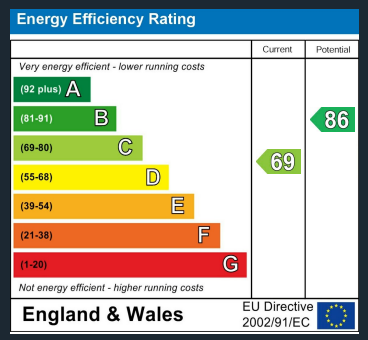
3. Measurements: These approximate room sizes are only intended as general guidance.

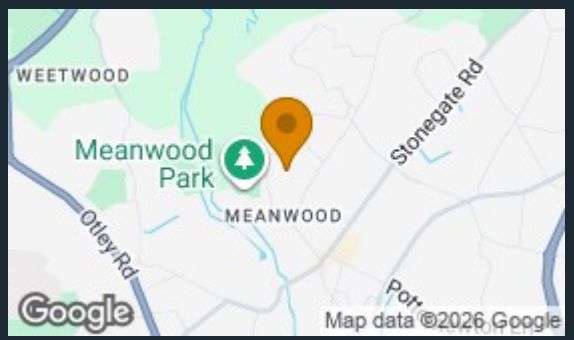
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

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.

Local Authority
Leeds City Council

Council Tax Band
B





The Property Ombudsman

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