



CORNERSTONE

# 2, Ashfield Park Grove Road, Headingley, Leeds, LS6 2QT



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# Ashfield Park Grove Road

## Guide Price £190,000

Cornerstone are delighted to offer for sale this nicely presented two-bedroom ground floor apartment, set within the highly regarded and leafy development of Ashfield Park in Headingley.

Ashfield Park is a particularly sought-after development, benefitting from an owner-occupier only policy, creating a quiet and community-focused environment—ideal for those seeking a more peaceful residential setting.

The property enjoys an enviable position within easy walking distance of both Headingley and Meanwood, two of North Leeds' most vibrant and desirable suburbs. Headingley offers a fantastic mix of independent shops, cafés, bars and restaurants, along with well-known amenities, whilst Meanwood is home to the popular Waitrose Meanwood and the scenic Meanwood Park, perfect for walks and outdoor leisure.

Leeds City Centre, located approximately 3 miles away, is easily accessible via excellent transport links and offers an extensive range of amenities, including high-end shopping at Victoria Leeds, a vibrant dining and nightlife scene, cultural attractions such as Leeds Grand Theatre and Leeds Art Gallery, as well as mainline rail connections via Leeds Railway Station.

The immediate surroundings of Ashfield Park are particularly appealing, with mature trees, well-kept communal gardens and a distinctly green, tranquil atmosphere, offering a welcome contrast to the nearby vibrant centres. The leafy setting of the Woodhouse Ridge is just around the corner from the property.

Internally, the apartment offers well-proportioned accommodation comprising: a welcoming hallway, a fitted kitchen, and a spacious open-plan sitting and dining room. There are two bedrooms, including a principal bedroom with fitted wardrobes, alongside a bathroom. A useful utility cupboard is accessed from the hallway and houses a gas boiler installed in February 2026, benefitting from a 12-year warranty.

Externally, the property is surrounded by attractive communal gardens, providing a pleasant outlook throughout the year, and further benefits from a single garage, offering valuable storage or secure parking.

### **APARTMENT HALLWAY**

You enter the apartment through an Oak door. The hallway gives access to every room and is decorated neutrally. The hallway has a wood effect floor and coving to the ceiling. A telephone intercom for the apartments communal front door is located in the hallway, which allows remote access from the exterior.

### **KITCHEN**

The kitchen comprises ample lower and upper level cupboards with a contrasting worktop and metro tiled splashbacks. The kitchen utilities comprise a one and a half stainless steel sink with a drainer, integrated oven, hob with an extractor fan above and space for a free standing fridge freezer. A double glazed window allows natural light in. The kitchen is decorated neutrally with a wood effect floor.

### **UTILITY CUPBOARD**

The utility cupboard is accessed from the hallway. The apartment's boiler is located within this space. The apartment had a brand new boiler fitted in February 2026, and it has a 12 year warranty. Space for a plumbed in washing machine and ample storage space is present.

### OPEN PLAN SITTING & DINING ROOM

A spacious open plan sitting & dining room that is bright and airy, courtesy of two large double glazed windows which have lovely views out over the communal gardens. This space is decorated in vivid and neutral tones with coving to the ceiling.

### PRINCIPAL BEDROOM

A spacious principal bedroom that is decorated predominately neutrally with two painted feature walls with coving to the ceiling. This bedroom benefits from fitted wardrobes and two double glazed windows that allow natural light in.

### BEDROOM TWO

The second bedroom is again decorated predominately neutrally with two painted feature walls with coving to the ceiling. A double glazed window allows natural light in.

### BATHROOM

The bathroom comprises a bath with a glass screen and an electric shower. A wash basin with vanity cupboard below and a low level W.C. exist. A chrome towel radiator is present.

### THE GROUNDS

The grounds of Ashfield Park have ample communal parking. The grounds have large lawns, mature trees and plenty of flowers and shrubbery.

### GARAGE

The garage is accessed by an up and over door, and the garage can be seen from the apartment.

### IMPORTANT INFORMATION

TENURE - LEASEHOLD - 160 years remaining.

Service Charge - Currently £1,340.00 per annum.

Ground Rent £0.00

Buildings Insurance - £230.88 per annum

Owner Occupiers Only.

Managing Agent - Adair Paxton.

Council Tax Band B.

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



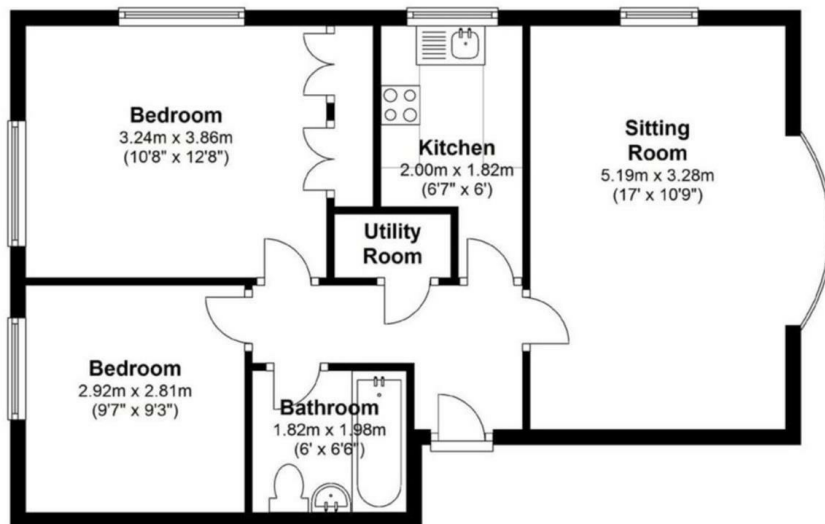
there is any aspect of our particulars which is of importance to you, please contact the office, and we will be happy to check where we reasonably can.

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.

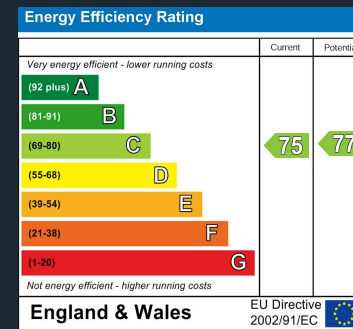
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### Ground Floor



Local Authority  
Leeds City Council

Council Tax Band  
B





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