



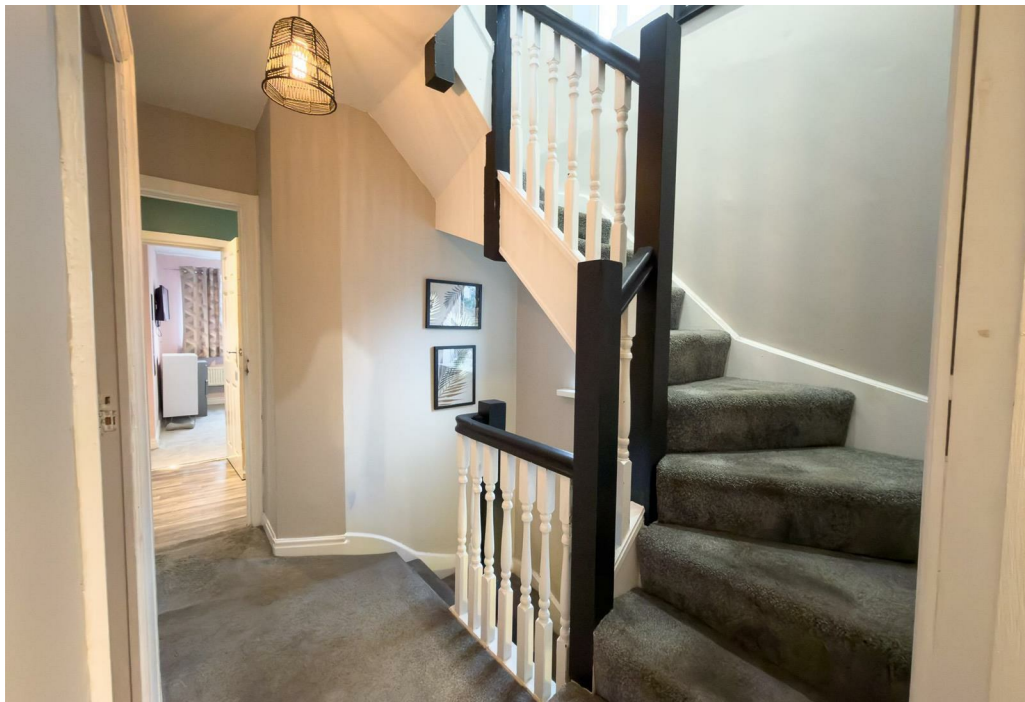
CORNERSTONE

# 85 Stonegate Road, Meanwood, Leeds, LS6 4HZ



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# 85 Stonegate Road

## Guide Price £440,000

Set behind a charming stone boundary wall, the property enjoys good kerb appeal, with a gated driveway, front garden and a drive running down the side of the house leading to a detached garage (please note that vehicle access down the side of the property is not suitable for cars). This is a home that impresses both inside and out.

The rear garden is great for family living. A raised timber decked terrace, accessed via bi-fold doors from the open plan kitchen, provides the perfect space for outdoor dining, entertaining and enjoying the westerly evening sun.

Internally, the property offers spacious and versatile accommodation arranged over three floors. The ground floor begins with a welcoming porch leading into a hallway, which provides access to a comfortable sitting room, a convenient ground floor W.C., and the heart of the home — an impressive open-plan kitchen, dining and snug area.

This fantastic open-plan space has been designed with both family life and entertaining in mind. The kitchen features a large central island with seating, a dishwasher, a freestanding American-style fridge freezer, and a boiling hot water tap, combining style with everyday practicality. Bi-fold doors open directly onto the rear deck and garden, while a UPVC side door provides access to the driveway.

The first floor comprises a landing leading to two large double bedrooms, a study/fifth bedroom, and a stylish Jack & Jill family bathroom. The bathroom provides access through to Bedroom Four, which in turn also connects to Bedroom Two, offering flexible accommodation ideal for families.

A staircase from the first-floor landing leads to the principal bedroom suite on the second floor — a truly impressive space. This stunning bedroom benefits from its own en-suite shower room and a Juliet balcony, perfectly positioned to enjoy far-reaching westerly views across Meanwood and the evening sunlight.

The location is exceptional. Stonegate Road sits within walking distance of Meanwood centre, which offers an outstanding range of amenities including a Waitrose Home & Food Hall, an Aldi at the Northside Retail Park, and a fantastic selection of independent cafés, bars, pubs and restaurants — ideal for socialising and relaxed weekends.

Meanwood Park is just around the corner, providing acres of green space, woodland walks and access to the Meanwood Valley Trail — perfect for families, dog walkers and outdoor enthusiasts. The area is also well served by highly regarded local schools, making it particularly popular with professionals and families alike. Leeds City Centre is easily accessible by road and public transport, while excellent commuter links connect to surrounding areas.

This is a wonderful family home offering space, alongside modern living in this great suburb.

Viewing is highly recommended to fully appreciate everything this fantastic property has to offer.

### **Important Information**

TENURE - FREEHOLD.

Council Tax Band C.

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 £36.00 (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).

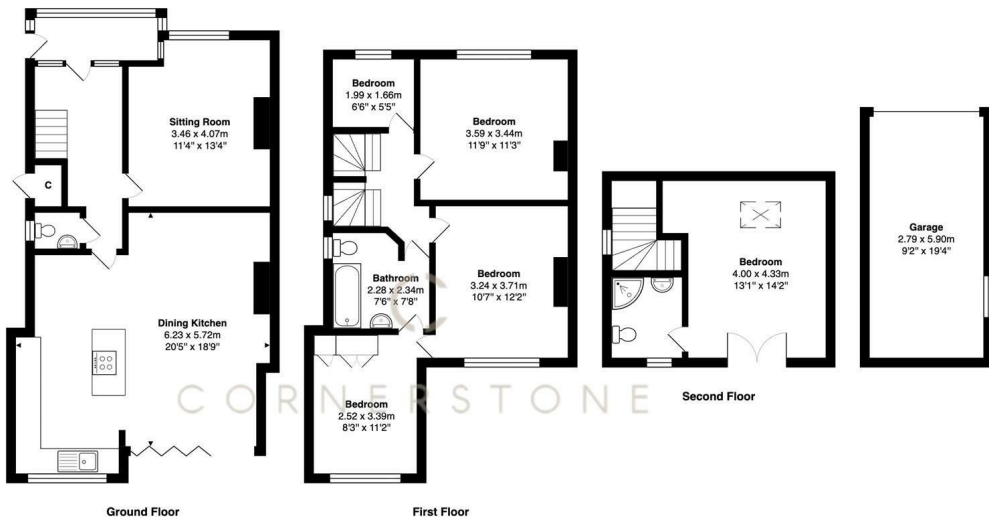
2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property, and if there is any aspect of our particulars which is of importance to you, please contact the office, and we will be happy to check where we reasonably can.

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 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.



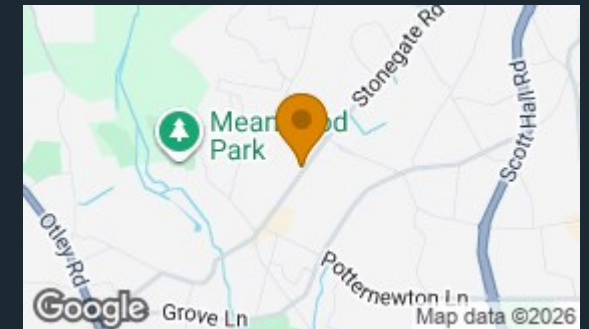
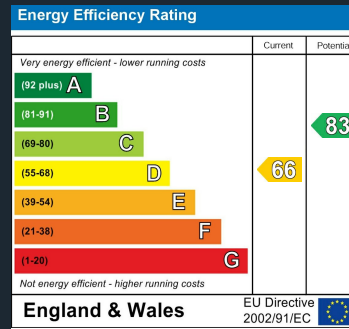


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Total Area: 149.9 m<sup>2</sup> ... 1614 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

Local Authority  
 Leeds City Council

Council Tax Band  
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