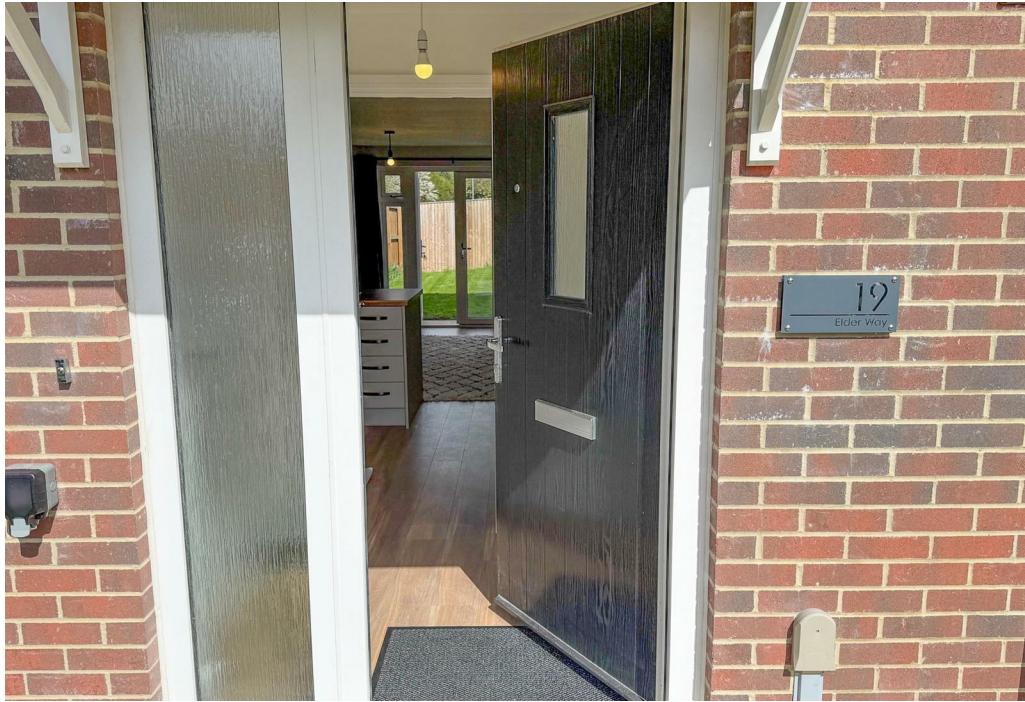


19 Elder Way, Meanwood, Leeds, LS7 2FG



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19 Elder Way

Guide Price £290,000

Introduction

Cornerstone are delighted to present this stunning, nearly-new home located on Elder Way, Meanwood, Leeds.

Constructed in 2024 by the highly regarded Taylor Wimpey as part of the sought-after Vision development, this beautifully designed "Ashenford" two-bedroom semi-detached home offers stylish, modern living in a peaceful cul-de-sac setting. Offered to the market with no onward chain, this property is ideal for first-time buyers, professionals, or downsizers seeking a turnkey home in a vibrant and well-connected location.

The Outside

Externally, the property enjoys an attractive front garden with a pathway leading to the entrance, along with the added benefit of two allocated parking spaces. To the rear, a fully enclosed garden provides a wonderful outdoor space, featuring a patio seating area, a generous lawn, and a timber shed. A gated side path offers convenient access to the front of the property.

The Ground Floor

Internally, the accommodation is thoughtfully laid out and finished to a good standard throughout. The welcoming entrance hallway provides access to a ground floor WC and a large utility/storage cupboard, offering excellent practicality with space for laundry appliances, coats, and footwear.

To the rear of the property lies the true heart of the home – a superb open-plan kitchen and living area, designed with both style and sociability in mind. The contemporary kitchen is finished in a sleek grey palette with contrasting black handles and enhanced by under-cabinet downlighting, creating a striking visual impact. A central island with integrated shelving provides both additional workspace and a natural social hub.

The kitchen is fully equipped with quality integrated appliances, including:

- Oven
- Four-ring gas hob with stainless steel splashback and extractor
- Integrated slimline dishwasher
- Integrated fridge freezer
- One-and-a-half stainless steel sink with drainer

The living area is generously proportioned, with plenty of space for a dining table and seating. This space is perfect for both relaxing and entertaining. Flooded with natural light via double glazed French doors and side windows, this space seamlessly connects to the rear garden, enhancing the indoor-outdoor lifestyle.

The First Floor

To the first floor, the landing leads to two well-proportioned double bedrooms and a beautifully appointed house bathroom.

The principal bedroom enjoys a peaceful outlook over the rear garden and adjacent greenway, providing a pleasant and tranquil setting. The second bedroom benefits from two windows overlooking the cul-de-sac, along with a useful built-in storage cupboard.

The house bathroom is finished to a high standard, featuring partial tiling, a bath with a shower over and a glass screen, a wall-mounted wash basin, WC, and a contemporary chrome towel radiator.

The Location – Meanwood, Leeds

Situated just a short walk from the centre of Meanwood, this property enjoys access to a fantastic range of local amenities. Meanwood has become a desirable location, offering a perfect blend of urban convenience with plenty of greenery. Residents benefit from a variety of shops, cafes, bars, and restaurants, along with popular supermarkets including Waitrose and Aldi.

The area is particularly renowned for its abundance of green spaces, including Meanwood Park, The Woodhouse Ridge, and the nearby greenway, all ideal for walking, cycling, and outdoor leisure. This makes it especially appealing to those who enjoy an active lifestyle or simply appreciate having nature close to home.

Meanwood also offers access to a selection of well-regarded schools, further enhancing its appeal for a wide range of buyers.

Leeds city centre is just a short distance away, easily accessible by car, bike, or public transport. As one of the UK’s fastest-growing cities, Leeds is highly regarded for its thriving business district, excellent shopping, vibrant nightlife, and diverse cultural scene, making it a hugely popular place to live and work.

In Summary

- Built in 2024
- Remaining 10-year NHBC structural warranty
- No onward chain
- Two allocated parking spaces

This exceptional home combines modern design, practical living, and a highly sought-after location—viewing is highly recommended.

Important Information

TENURE - Freehold

No onward chain.

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 £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).

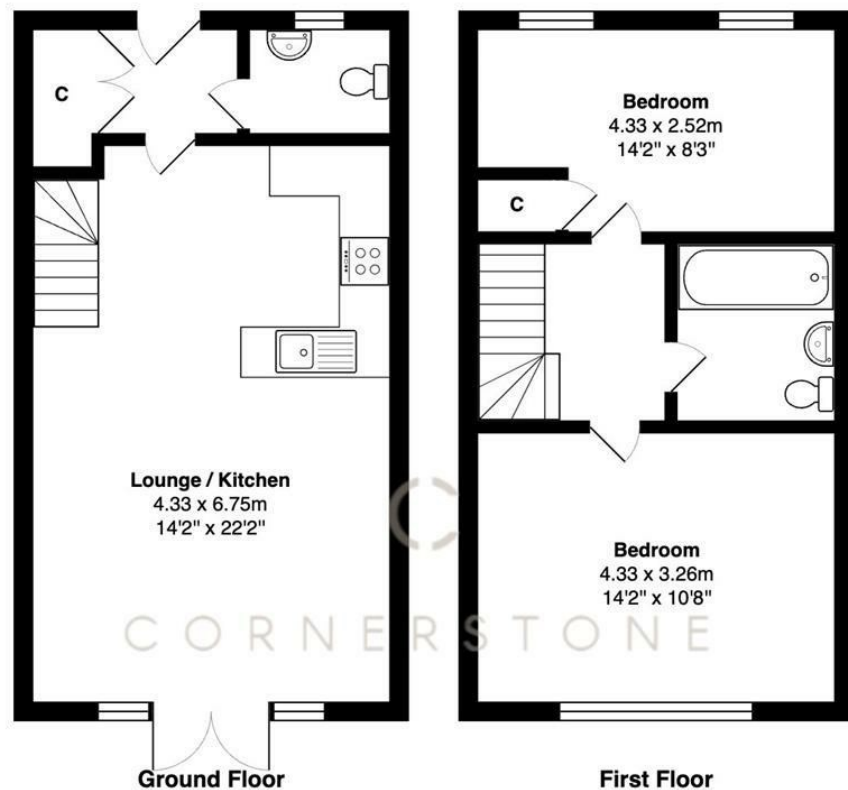
2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property, and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

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





Total Area: 70.6 m² ... 760 ft²

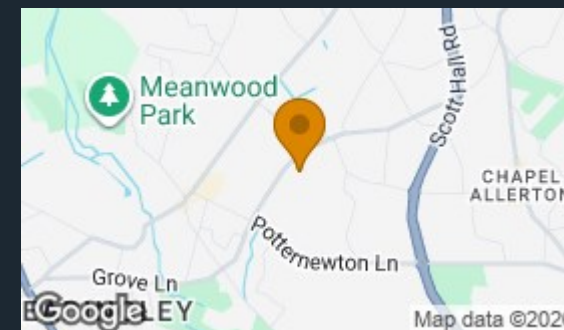
All measurements are approximate and for display purposes only

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
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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