



CORNERSTONE

2 Church Grove, Meanwood, Leeds, LS6 4QN



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2 Church Grove

Guide Price £255,000

Introduction

Cornerstone are delighted to offer for sale this beautifully presented two-bedroom end terrace home, occupying an enviable position just moments from the heart of Meanwood. Offering stylish open-plan living, a stunning south-facing garden and far-reaching views towards Headingley, this superb property is perfectly suited to first-time buyers, professionals and those looking to enjoy one of North Leeds' most sought-after suburbs.

The location

Tucked away just off the ever popular Church Lane, this wonderful home enjoys the very best of Meanwood living. The location effortlessly combines leafy surroundings with a thriving atmosphere, making it easy to see why Meanwood is a desirable places to call home.

A short stroll brings you to Meanwood's centre where an excellent selection of independent cafes, bars, restaurants and everyday amenities await. There is a Waitrose & Partners while nearby Northside Retail Park provides additional convenience shopping comprising a Aldi and much more. Meanwood Park, The Hollies and the picturesque Meanwood Valley Trail offer beautiful green spaces perfect for walking, running, cycling and enjoying the outdoors throughout the year. David Lloyd Leeds, with its extensive gym, swimming pools, racquet sports, spa facilities and family amenities, is also within walking distance.

Families are well served by a number of highly regarded schools, while excellent transport links provide straightforward access into Leeds City Centre, Headingley, Chapel Allerton, Harrogate and the Ring Road, making commuting across the region particularly convenient.

Internally, the property has been thoughtfully laid out and has been well maintained throughout. The accommodation offers a wonderful balance of practicality and contemporary living, with generous storage, stylish decor and a superb open-plan ground floor that perfectly complements modern lifestyles.

The accommodation briefly comprises an entrance vestibule, excellent storage facilities including a cloak cupboard and separate utility cupboard, an impressive open-plan kitchen, sitting and dining room with direct access to the south-facing rear garden. To the first floor are two generous bedrooms, additional storage cupboards and a beautifully appointed bathroom.

Outside, the property continues to impress. To the front is a low-maintenance flagged garden together with an extremely useful external storage cupboard. The rear garden is undoubtedly one of the home's standout features, enjoying a sunny south-facing aspect together with far-reaching views across Meanwood towards Headingley. A stylish timber deck creates the perfect entertaining space, while the artificial lawn, planted borders and mature laurel hedging provide an attractive and easy-to-maintain outdoor environment.

Properties in this location, finished to this standard, rarely remain available for long. Viewing is highly recommended.

Hallway

You enter through a stylish composite entrance door into a welcoming hallway finished in modern neutral decor. Immediately noticeable is the abundance of practical storage, including a generous cloak and shoe cupboard together with a separate walk-in utility cupboard providing space and plumbing for a washing machine and tumble dryer. A staircase rises to the first floor while the hallway opens seamlessly into the impressive open-plan living space beyond.

Open Plan Kitchen, Sitting & Dining Room

The heart of this wonderful home is undoubtedly the beautifully designed open-plan kitchen, sitting and dining area. This bright and sociable space has been created with modern living in mind, making it equally suited to everyday family life or entertaining guests.

The contemporary kitchen offers an excellent range of fitted base and wall units complemented by contrasting work surfaces and stylish tiled splashbacks. Integrated appliances include a dishwasher, oven, microwave, hob with extractor canopy above, together with a one-and-a-half bowl stainless steel sink with a drainer and integrated wash pump positioned beneath a double glazed window overlooking the garden.

The sitting and dining areas enjoy a wonderful sense of space, enhanced by tasteful decor and a large double glazed sliding patio door which floods the room with natural light whilst opening directly onto the beautiful south-facing rear garden.

First Floor Landing

The landing continues the property's tasteful decorative theme and benefits from a double glazed window positioned above the staircase, allowing natural light to fill the space. Doors lead to both bedrooms and the bathroom, while two further built-in storage cupboards provide excellent additional storage. One cupboard also houses the property's gas central heating boiler.

Principal Bedroom

A generous double bedroom enjoying a peaceful outlook over the rear garden and beyond towards Headingley. Beautifully decorated in modern tones with a feature wall, this impressive room has stylish fitted wardrobes and enjoys an abundance of natural light.

Bedroom Two

Currently utilised as a home workout room, this versatile second bedroom would equally make an excellent guest room, nursery or child's bedroom. Like the principal bedroom, it enjoys delightful elevated views across the rear garden and beyond.

Bathroom

The contemporary bathroom has been finished to an excellent standard and comprises a bath with glazed shower screen, rainfall shower together with a separate handheld attachment, vanity unit incorporating the wash basin and concealed WC, attractive tiling, chrome heated towel rail and a frosted double glazed window providing natural light whilst maintaining privacy.

Front Garden & External Storage

The front of the property has been designed for low maintenance with attractive flagstone paving leading to the entrance. An invaluable external storage cupboard provides excellent space for bicycles, gardening equipment and outdoor furniture.

South Facing Rear Garden

The rear garden is a true highlight of this lovely home. Benefitting from a highly desirable south-facing aspect, it provides the perfect setting to relax and enjoy the sunshine throughout the day.

Immediately outside the patio doors is a beautifully constructed timber deck, creating a wonderful space for outdoor dining and entertaining during the warmer months. Steps lead down to an attractive artificial lawn surrounded by planted borders and mature laurel hedging, offering both privacy and year-round greenery. To the side of the property is a practical graveled area providing an ideal location for discreet bin storage.

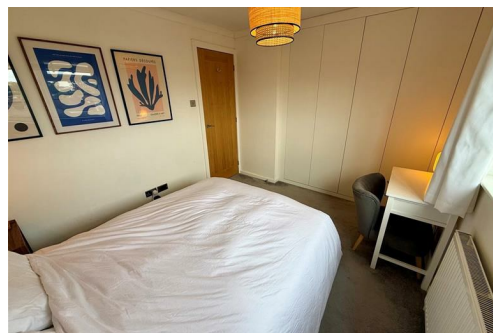
The elevated position affords delightful far-reaching views across Meanwood towards Headingley, providing a wonderful backdrop to this fantastic outdoor space.

Important Information

TENURE - Freehold

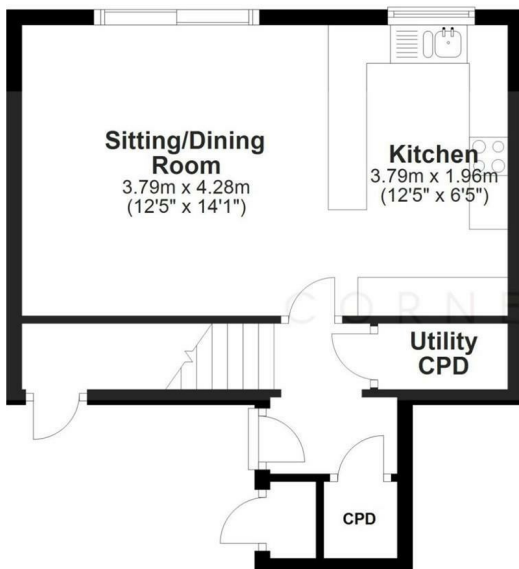
Council Tax Band A.

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



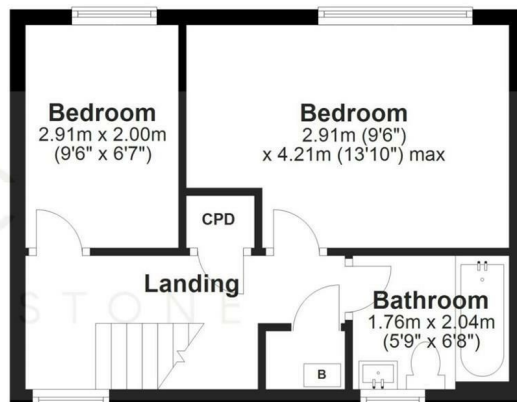
Ground Floor

Approx. 33.7 sq. metres (363.2 sq. feet)



First Floor

Approx. 30.0 sq. metres (322.8 sq. feet)



Total area: approx. 63.7 sq. metres (686.0 sq. feet)

Floor plans are for identification only. All measurements are approximate.
Plan produced using PlanUp.

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.

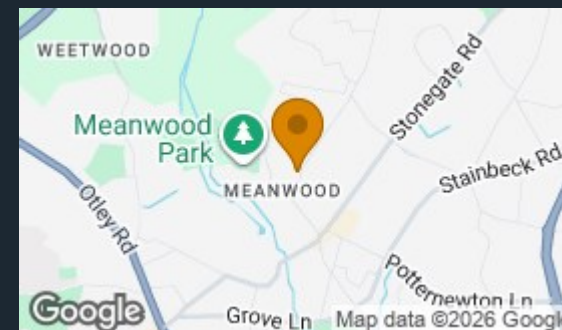
Local Authority

Leeds City Council

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	87
EU Directive 2002/91/EC		





Cornerstone Sales
13 Stonegate Road
Leeds
West Yorkshire
LS6 4HZ



Contact
0113 2745360
office@cornerstoneleeds.co.uk
www.cornerstoneleeds.co.uk