



CORNERSTONE

# 11 Wharfedale Grove, Meanwood, Leeds, LS7 2LQ



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# 11 Wharfedale Grove

## Guide Price £215,000

Cornerstone are delighted to present for sale this charming three-bedroom back-to-back terrace property, complete with a garden. It has pretty much direct access onto the much-loved Woodhouse Ridge, in the ever-popular suburb of Meanwood.

This stylish property offers an ideal blend of character, space, and convenience, making it a fantastic choice for first-time buyers or families seeking a home in a great suburb. This desirable neighbourhood on the fringe of Meanwood offers extremely easy access to Leeds City Centre, which is less than 2 miles away.

### Location

Wharfedale Grove enjoys a truly enviable position, with the Woodhouse Ridge quite literally on the doorstep. This leafy green haven provides woodland walks, nature trails, and direct routes into Headingley and the city centre, making it perfect for dog walkers, runners, and those who love to escape into nature. Having an elevated position, you can see (and occasionally hear) the animals from the fields of the Meanwood Valley Urban Farm on the opposite side of the valley.

The property also benefits from easy access to the bustling amenities of Meanwood, Headingley, and Chapel Allerton. Meanwood itself has grown into a vibrant urban village, offering a brilliant mix of independent cafés, restaurants, and bars, alongside well-regarded supermarkets including Waitrose and Aldi. Meanwood has many popular dining spots, such as Zucco, and many more, along with a rich variety of pubs and microbreweries.

For families, the area is well-served by several highly regarded schools and nurseries, while leisure seekers will find Meanwood Park and Headingley Stadium all close at hand.

Transport links are excellent, with frequent bus services along Meanwood Road and Headingley Lane providing swift access into Leeds city centre (just under 2 miles away).

### Accommodation

The accommodation is laid out across four well-proportioned floors, including a cellar.

#### Ground Floor - Open Plan Living Space

You step through an orange timber door with a window above into a fantastic open-plan living space. This whole space is decorated in colourful and trendy tones with ornate coving. A lovely real hardwood engineered floor and two timber sash windows that have a view out over the garden exist. The kitchen comprises a number of lower and upper-level cupboards with contrasting worktops with tiled splashbacks. The kitchen utilities comprise a stainless steel sink with a drainer that has a timber sash window above. There is space for a dishwasher, an integrated oven, and a hob with an extractor hood above. The kitchen also has space for a free-standing fridge freezer. A door opens to lead down into the cellar, and a second door opens to lead up to the first-floor landing.

#### Cellar

Accessed down a number of stone steps. The cellar is a good size, offering plenty of storage.

#### First Floor Landing

The landing is decorated in trendy and stylish tones with an exposed timber floor. It has storage and space for a plumbed-in washing machine. The landing leads to two bedrooms, the bathroom and a further staircase to the second-floor (top floor) bedroom.

#### Double Bedroom

A predominantly neutrally decorated bedroom with a distressed look feature wall. A lovely exposed timber floor is present, and a timber sash window exists with a pleasant view out.

#### Bedroom Two/Office

A good-sized room that is mostly decorated in a popular tone with a distressed look feature wall. Again, an exposed timber floor is present.

#### Bathroom

A lovely bathroom that is partially tiled. The bathroom comprises a bath with a shower screen with a rain dance shower head above, and a second flexible shower hose. A wash basin and a toilet are also present.

#### Second Floor Bedroom

A brilliant and spacious top-floor bedroom that is decorated in trendy tones with an exposed timber floor. A large double-glazed dormer window offers a superb and elevated view out.

#### The Garden

A well-presented and fairly low-maintenance garden. This offers the perfect spot for summer seating, or even a morning coffee outdoors. The garden has a number of borders, plenty of space for potted plants and space for a timber shed. The property also boasts direct access onto Woodhouse Ridge at the top of the street, up several stone steps.

#### In Summary

Wharfedale Grove is more than just a home, found in this thriving neighbourhood with quick access to the city centre and Meanwood, this property truly ticks many boxes. Cornerstone expects high levels of interest in this delightful three-bedroom property.

#### Important & Additional Information

TENURE - FREEHOLD.

Council Tax Band A.

The property has had a new tiled roof in 2022 and a new dormer roof in 2024.

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.





Lower Ground Floor

Ground Floor

First Floor

Second Floor

Total Area: 79.8 m<sup>2</sup> ... 859 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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		
EU Directive 2002/91/EC		





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