



CORNERSTONE

30 Stone Mill Court, Leeds, LS6 4RQ

£135,000



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£135,000

Introduction

The first viewings will take place on Saturday 19th September 2026, by appointment.

The property has clearly been well cared for, with neutral decoration throughout creating a bright and understated interior that would allow a new owner to move in and immediately feel at home. One of the apartment's most impressive qualities is the sense of space: the main living accommodation is arranged around a substantial open-plan living, dining and kitchen area, while the tall windows and elevated position provide plenty of natural light and attractive views across the surrounding rooftops and mature greenery.

Stone Mill Court itself enjoys a pleasant residential atmosphere with ample parking, attractive communal surroundings and a real sense of community. The apartment is reached via the communal staircase to the top floor, with a cycle storage/locking point conveniently positioned at the bottom of the stairs.

For a first-time buyer, professional, couple or purchaser looking for an easy-to-maintain Leeds base, this is an exceptionally appealing home in a highly convenient location.

Remaining lease term: 97 years

Annual Ground Rent: £50

Annual Service Charge: £1,990.00

Open-Plan Kitchen, Living & Dining Area

The heart of the home is undoubtedly the generous open-plan living, dining and kitchen space.

It is a particularly versatile room, with clearly defined areas for relaxing, dining and cooking while retaining the sociable feel of open-plan living. Light wood-effect flooring runs throughout, visually connecting each area and enhancing the bright, spacious feel.

Kitchen

The fitted kitchen provides an excellent amount of worktop, cupboard and drawer space, with a practical arrangement of light wood-effect wall and base units complemented by coordinating work surfaces and neutral tiled splashbacks.

The kitchen incorporates a four-ring gas hob with extractor above, fitted oven and stainless-steel double sink with drainer, together with space for the existing washing machine and a freestanding fridge/freezer. Open corner shelving provides useful additional storage and display space, while recessed ceiling lighting gives the kitchen a clean, bright finish.

Importantly, the kitchen remains connected to the dining and living space, making it ideal for both everyday use and entertaining.

Dining Area

Flowing naturally from the kitchen is a dedicated dining area, currently arranged around a four-seat dining table with plenty of circulation space around it.

A feature pendant light helps define this part of the room, while the open layout means the dining area remains connected to both the kitchen and lounge.

Living Area

Beyond the dining space is a substantial and exceptionally comfortable lounge area, currently accommodating two sofas, a large coffee table, media furniture and freestanding shelving without feeling overcrowded.

The proportions are one of the room's strongest features. High ceilings, neutral décor and a decorative dado rail add character, while the impressive full-height-style window creates a superb focal point at the far end of the room.

The elevated outlook takes in mature trees and neighbouring rooftops, and the large window floods the room with natural daylight. The result is a living space that feels both bright and spacious yet warm and homely, a combination that is particularly difficult to achieve in an apartment.

Bedroom

The apartment offers a well-proportioned double bedroom with ample room for a double bed together with freestanding bedroom furniture.

Again, natural light is a major feature. A tall window framed by dark curtains gives the room a bright, open feel, while the elevated position provides an outlook over the surrounding residential area.

Light wood-effect flooring and neutral white walls continue the understated décor found throughout the apartment. There is plenty of usable floor space around the bed, allowing the room to be adapted with additional wardrobes, drawers or potentially a small working-from-home area depending on the purchaser's requirements.

Overall, it is a calm and comfortable bedroom with the proportions expected of a genuine double room.

Bathroom

The bathroom is larger than might typically be expected from a one-bedroom apartment and is finished in a simple, neutral scheme.

The white suite comprises a panelled bath with shower attachment and glass shower screen, pedestal wash basin and WC. Extensive white wall tiling keeps the room bright and easy to maintain, while contrasting grey wood-effect flooring adds a more contemporary touch.

The generous footprint provides good circulation space and contributes to the apartment's overall feeling of being particularly well proportioned.

Communal Grounds & Parking

Stone Mill Court sits within pleasant, established communal surroundings, with areas of greenery helping to give the development a softer and more residential feel.

The apartment's top-floor position provides attractive views towards mature trees and the surrounding neighbourhood, reinforcing the feeling of being slightly removed from the bustle of the city.

A significant practical advantage is the ample parking available within the development with a designated parking space, making the property particularly convenient for owners and visitors with vehicles.

For cyclists, there is also a designated point at ground-floor level where a bicycle can be securely locked, providing useful cycle storage without needing to take a bike into the apartment.

Combined with the well-kept communal setting, these features help give Stone Mill Court a friendly, settled community feel.

Location

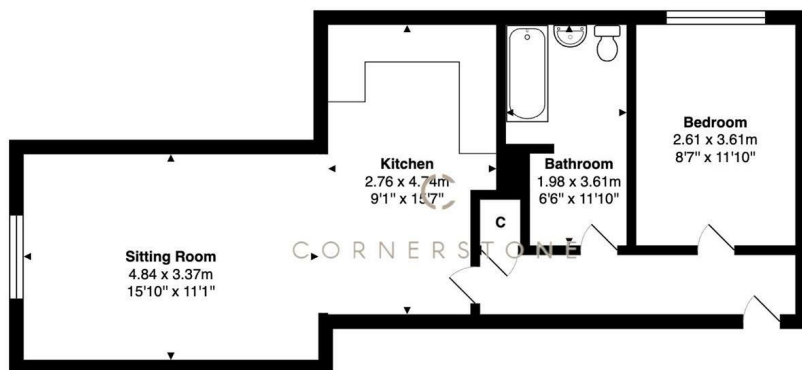
Stone Mill Court occupies a convenient position in Meanwood, one of north Leeds' most popular residential neighbourhoods. The area combines excellent access to the city with a strong local identity, offering a wide selection of independent cafés, restaurants, shops and everyday amenities alongside attractive green spaces.

Meanwood is particularly well placed for access to Headingley, Chapel Allerton and Leeds city centre, making the apartment an attractive option for those wanting the benefits of a neighbourhood setting without sacrificing city connectivity. The wider area is also known for access to the Meanwood Valley Trail and green spaces, providing excellent walking and cycling opportunities.

Summary

The large open-plan reception space, tall windows, generous double bedroom and unusually spacious bathroom give the apartment a sense of proportion that sets it apart from many one-bedroom properties. Add in the top-floor position, pleasant outlook, ample parking, cycle facilities and convenient Meanwood location, and this becomes a particularly





Total Area: 53.1 m² ... 572 ft²

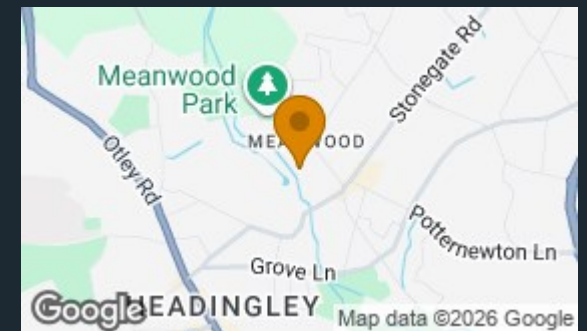
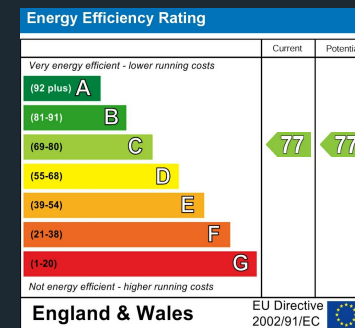
All measurements are approximate and for display purposes only

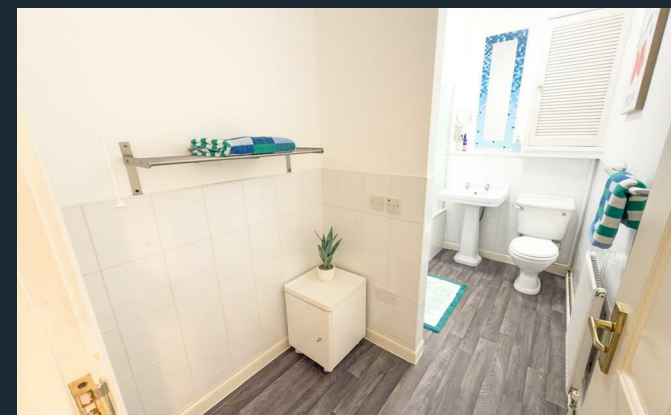
compelling opportunity.

Beautifully maintained, neutrally presented and filled with natural light, this is a genuinely welcoming apartment that feels like a home from the moment you step through the door.

Local Authority
Leeds city Council

Council Tax Band
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