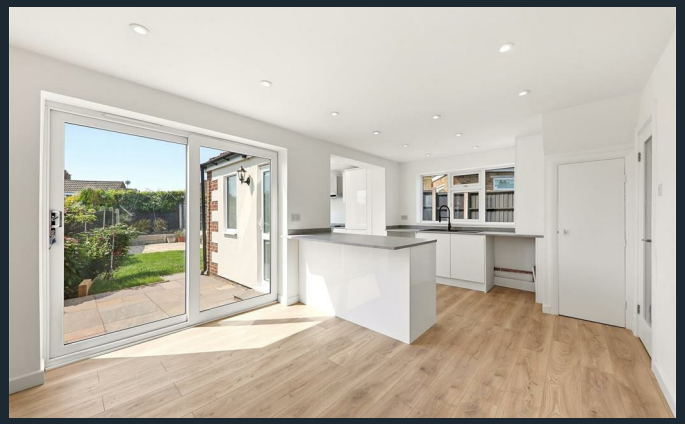
CORNERSTONE

1 Parkside View, Meanwood, Leeds, LS6 4NS



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1 Parkside View

Guide Price £450,000

Introduction

The first viewings are on Saturday 25th July 2026 by appointment.

Cornerstone are delighted to offer for sale this beautifully modernised and renovated three bedroom detached home, situated in this highly sought-after pocket of Meanwood. This impressive property boasts a gated driveway, garage, attractive gardens and, most notably, an amazing open plan living kitchen & dining space that has been finished to an excellent standard. It benefits from new electrics, new boiler, many new fittings, fresh decor, a new kitchen, a new bathroom, the list just keeps going. This truly is a superb purchase especially having no onward chain.

The Out Doors

This is a home that immediately feels bright, clean and contemporary. The current finish is fresh and neutral throughout, allowing a buyer to simply move in and enjoy. The ground floor has been carefully designed around modern living, with a brilliant open plan kitchen & dining room forming the heart of the home. It is a superb space for day-to-day life, entertaining friends or enjoying direct access out into the rear garden during the warmer months.

The property is positioned behind a gated driveway, giving a lovely sense of privacy and security on approach. The front garden is well established and attractive, with mature planting and a paved driveway leading to the garage. To the rear, the garden is equally impressive, enjoying a lawn, patio seating area, raised beds, planted borders and a pleasant level of privacy. It is a fantastic outside space for families, children, pets or anyone who enjoys just being in the garden.

The garage is an excellent practical space, ideal for storage, bikes and tools. It can either be accessed by an up and over door a door from the rear of the garage.

The Home

Internally, the accommodation begins with a welcoming hallway, finished with modern flooring and fresh decor. The hallway provides access to the ground floor accommodation, stairs to the first floor, along with a useful ground floor W.C. and storage below the staircase.

The sitting room is positioned to the front of the property and is a lovely bright reception room, enjoying a large window overlooking the front garden. This space flows through into the dining area, creating a great sense of openness while still allowing the sitting room to feel like a defined and comfortable place to relax.

The open plan kitchen & dining room is the standout feature of the home. It is a stunning, light-filled space with modern units, sleek work surfaces, integrated appliances, with space for white goods, an island and ample space for dining and relaxing. A large sliding door opens directly out onto the rear garden, allowing the inside and outside spaces to connect beautifully. The kitchen area continues through into a further section, offering additional fitted units including the oven & hob, worktop space and natural light with a further door that leads out into the rear garden.

To the first floor, a landing leads to three bedrooms, a modern house bathroom and a separate W.C. The principal bedroom is a generous double room with an impressive wall to wall wardrobes and a pleasant outlook. Bedroom two is another good size bedroom, while bedroom three would make a perfect child's bedroom, nursery, guest room or home office.

The bathroom has been modernised and is finished with stylish tiling, a bath with shower over, glass screen and a wash hand basin with vanity storage. A separate first floor W.C. adds further convenience and is ideal for family living.

Location

Parkside View is located in one of Meanwood's most popular residential areas, a location loved for its blend of green space, excellent amenities and easy access into Leeds City Centre.

Meanwood has become a highly desirable suburb of North Leeds, offering a brilliant lifestyle for a wide range of buyers. The area is home to a fantastic selection of independent cafes, bars, restaurants and everyday amenities, while Waitrose & Partners, Aldi and the centre of Meanwood are all within easy reach.

For those who enjoy the outdoors, Meanwood is particularly special. Meanwood Park, The Hollies and the Meanwood Valley Trail are all nearby, offering beautiful woodland walks, open green space and a real escape from city life. These green spaces are a huge part of what makes Meanwood such a popular place to live, especially for families, dog walkers, runners and those who want a strong community feel without being far from the city.

The property is also well placed for access to Chapel Allerton, Headingley, Moortown and Leeds City Centre. Leeds itself remains one of the most popular cities in the north, offering excellent shopping, restaurants, bars, universities, hospitals, professional employment and transport links. For commuters, the Ring Road and surrounding routes provide convenient access across Leeds and further afield.

A number of highly regarded schools are also located within the wider area, helping make this a superb choice for young professionals and families looking to settle in this popular part of North Leeds.

The Property's Video Tour

Click the link to view the video tour - https://www.youtube.com/watch?v=oWTTqND60Go

To Conclude

Parkside View is a beautifully modernised detached home in a brilliant Meanwood location. With its gated driveway, garage, attractive gardens and outstanding open plan kitchen & dining space, this is a superb opportunity for a buyer looking for a stylish, move-in-ready home in one of North Leeds most loved suburbs.

Viewing is highly recommended.

Important Information

TENURE - Freehold

Council Tax Band D.

No onward chain.

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 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.

Ground Floor
Approximate Floor Area
662 sq. ft
(61.47 sq.m)

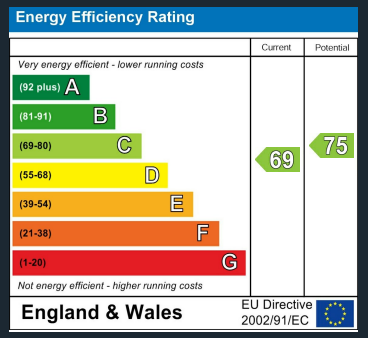
First Floor
Approximate Floor Area
451 sq. ft
(41.91 sq.m)

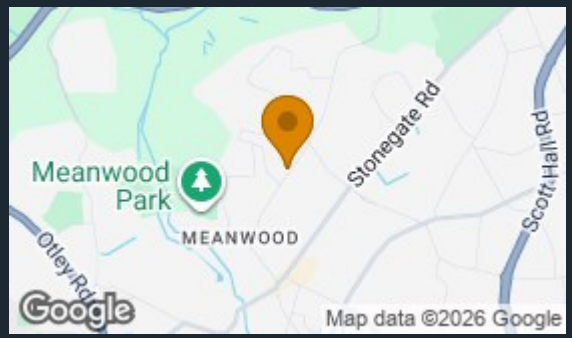
Approx. Gross Internal Floor Area 1,113 sq. ft / 103.38 sq. m

Illustration for identification purposes only, measurements are approximate and not to scale, unauthorized reproduction is prohibited.

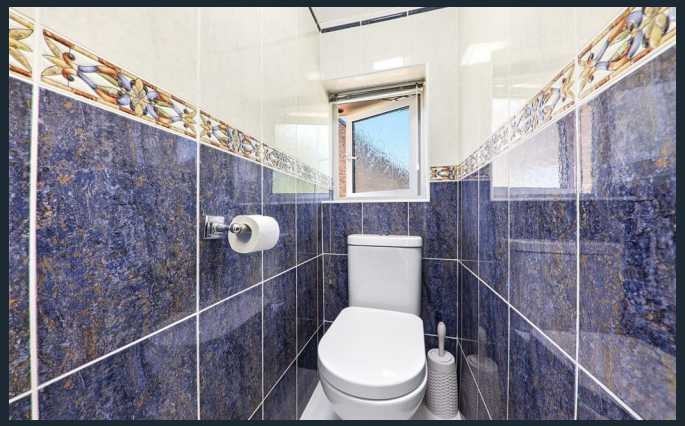
Local Authority
Leeds City Council

Council Tax Band
D





The Property Ombudsman



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