



CORNERSTONE

21 Holmwood Crescent, Meanwood, Leeds, LS6 4NL



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21 Holmwood Crescent

Guide Price £342,500

A beautifully positioned three-bedroom semi-detached home with elevated views.

Occupying an elevated position within the highly regarded Holmwood Estate, this impressive three bedroom semi detached home enjoys far reaching views across Meanwood towards Headingley. Combining a generous living space, a practical layout and a superb location.

External Features

The property is approached down a driveway providing off-street parking, leading to a detached garage. To the front is a well kept garden, while to the rear lies a secure and fairly private garden, ideal for entertaining, family use or simply relaxing outdoors.

Ground Floor

Access into the property is available either through the main front entrance or via a very useful side porch that also has electric underfloor heating, perfect for coats, shoes and everyday practicality.

Entering through the front door, you are welcomed into a hallway which provides access to the principal living areas, the bathroom and the staircase to the first floor.

The sitting room is open plan to the dining room, creating a bright and sociable living space with excellent flexibility for modern living. The dining area flows into the kitchen, which in turn provides access to the side porch.

Beyond the dining room is a delightful garden room/snug that has electric underfloor heating, a versatile additional reception space featuring French doors opening directly onto the rear garden — perfect as a second sitting area, home office or playroom.

First Floor

The first floor comprises a landing leading to three well-proportioned bedrooms. The principal bedroom benefits from a useful built-in storage cupboard. The second double bedroom enjoys impressive elevated views. The third bedroom, ideal as a child's room, guest bedroom or home office with its fitted furniture, also takes full advantage of the outlook.

The elevated position of the property ensures excellent natural light and far reaching views from the rear upper floor facing rooms.

Location

The location is truly second to none. Situated in the heart of Meanwood, the property is within comfortable walking distance of Waitrose, Meanwood Park, and Meanwood's highly regarded primary school. There are also numerous well sought after schools within easy reach.

Meanwood offers a unique blend of village charm and cosmopolitan living. The area is renowned for its excellent selection of pubs, bars and restaurants, including the much loved Myrtle Tavern, set in an idyllic position overlooking a cricket pitch with a wonderfully rural feel.

The centre of Meanwood provides a vibrant hub with stylish bars, cafés, a Waitrose and the Northside Retail Park, which includes an Aldi.

For commuters, Meanwood is ideally placed at approximately three miles from Leeds city centre. Local leisure facilities are superb, with a David Lloyd health club nearby along with numerous other fitness and recreational options.

Summary

This is a great opportunity to acquire a spacious and superbly positioned home in a desirable residential area. The combination of elevated views, flexible living accommodation, excellent outdoor space and the location makes this a property that must be viewed to be fully appreciated.

Important Information

TENURE - Freehold

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 any giftor) 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 giftor(s). 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.





Total Area: 97.0 m² ... 1044 ft²

All measurements are approximate and for display purposes only

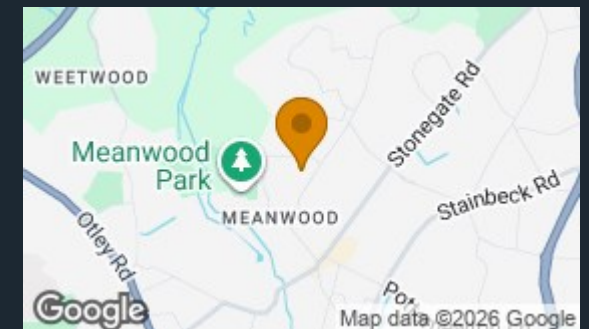
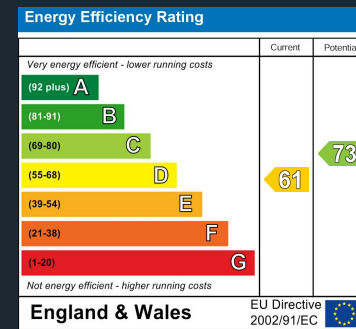
3. Measurements: These approximate room sizes are only intended as general guidance.

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
C





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