CORNERSTONE

18 Alder Hill Grove, Meanwood, Leeds, LS7 2PT







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18 Alder Hill Grove
Guide Price £399,950

Introduction
The first viewings are on Saturday 24th October 2026.

An impressive three bedroom semi detached family home, tucked away in a pleasant cul-de-sac in Meanwood, boasting beautifully presented accommodation, an open plan dining kitchen, a log-burning stove, a landscaped rear garden and a lovely summer house.

Cornerstone is delighted to offer for sale this beautifully presented three bedroom semi detached home, situated in a desirable cul-de-sac just a short distance from Carr Manor Community School and the excellent amenities of Meanwood.

This wonderful property offers an excellent balance of style, comfort and practicality, with a spacious sitting room, a contemporary open plan dining kitchen, three bedrooms and a stylish family bathroom. Externally, the property benefits from a south east facing frontage, a driveway providing off street parking and a beautifully landscaped north west facing rear garden, complete with a versatile summer house.

With its attractive bay fronted appearance, tasteful interiors and sought after residential setting, this is a lovely home that will appeal to a variety of purchasers, particularly those looking to settle in this popular part of North Leeds.

Welcome
Approaching this home, you are welcomed by an attractive red brick frontage, complemented by a charming timber framed entrance canopy, a neatly maintained lawn, established planting and a driveway providing convenient off street parking. The front of the home enjoys a south-easterly aspect, welcoming the morning sunshine.

Stepping inside, a welcoming entrance hallway immediately sets the tone for the accommodation. Finished with attractive flooring, tasteful decoration and a stylish column radiator, the hallway leads into the open plan kitchen diner and the staircase to the first floor.

Open Plan Dining Kitchen
Positioned towards the rear of the home, the spacious open plan dining kitchen is undoubtedly a huge highlight of this property.

The kitchen has been thoughtfully designed with a range of contemporary shaker style wall and base units, complemented by light worktops, integrated cooking appliances and a stylish peninsula incorporating a gas hob and stainless steel extractor above. A window overlooking the rear garden allows plenty of natural light into the kitchen, while the open plan arrangement creates an excellent connection with the dining area. There is ample space for a family dining table, making this a superb setting for everyday living, family meals and entertaining guests. French doors open directly onto the rear garden, allowing the internal accommodation to flow naturally outside during the warmer months. A further door can provide convenient external access. The attractive flooring continues throughout the kitchen and dining area, completing this stylish and sociable space. Timber cantilever doors open into the sitting room.

Sitting Room
The sitting room is a wonderful space in which to relax and unwind. A large, curved double glazed bay window allows natural light to fill the room, while the beautiful log burning stove, set within a recessed fireplace with a substantial timber mantel, creates an inviting focal point. The room offers plenty of space for comfortable seating and additional furniture, making it equally suited to cosy evenings in or entertaining family and friends.

The First Floor - Landing
The staircase rises to a bright first-floor landing, providing access to all three bedrooms and the family bathroom. A loft hatch is present above with a pull down ladder for access.

Principal Bedroom
The principal bedroom is a particularly spacious double room, enjoying a lovely curved double glazed bay window and plenty of natural light. With ample room for a large bed and freestanding bedroom furniture, this is a comfortable bedroom.

Bedroom Two
The second bedroom is another well proportioned double room with two double glazed windows with a pleasant view over the rear garden.

Bedroom Three
A good sized third bedroom, ideal for a nursery, child's bedroom or home office.

Family Bathroom

A beautifully presented family bathroom has been finished in a contemporary style, featuring attractive herringbone patterned wall tiling, complementary floor tiles and carefully selected fittings.

The suite comprises a bath with a shower above and glazed shower screen, a stylish washbasin positioned on a timber vanity unit, and a low-level W.C. A heated towel rail, fitted storage and natural light from the bathroom windows complete this lovely space.

The Gardens & Summer House

Externally, the property continues to impress. To the front, the attractive garden is laid predominantly to lawn, accompanied by established shrubs and a driveway providing off-street parking. The south easterly aspect is particularly pleasant during the morning and early part of the day. The rear garden enjoys a north westerly aspect and has been thoughtfully landscaped to create a wonderful outdoor space for both relaxation and entertaining. Immediately adjoining the home is a paved seating terrace, perfect for alfresco dining, summer barbecues and enjoying a drink with friends and family. A lawn provides a lovely area for children to play, while planted borders, fencing and established greenery create an attractive setting. Towards the rear of the garden is a delightful timber summer house, complemented by a covered outdoor area. Currently utilised as a home gym, the summer house offers excellent versatility and could equally serve as a hobby room, relaxation space or occasional workspace. The garden's north-westerly orientation also offers the opportunity to enjoy afternoon and evening sunshine during the warmer months, making it a particularly enjoyable place to unwind after a busy day.

The Location - Meanwood

Alder Hill Grove is a pleasant residential cul-de-sac situated in a popular part of Meanwood, North Leeds. The property enjoys a convenient position close to Carr Manor Community School, local amenities, excellent green spaces and transport connections, making it an appealing setting for family life. Meanwood is a desirable and characterful neighbourhood, offering a wonderful balance of leafy surroundings, independent businesses and everyday convenience, while being easy reach to Leeds City Centre. The centre of Meanwood offers an excellent selection of independent cafes, coffee shops, bars, pubs and restaurants, creating a thriving local community with plenty to enjoy throughout the week. For everyday shopping, residents benefit from Waitrose Home & Food Hall, while the nearby Northside Retail Park offers an Aldi supermarket and a range of additional retailers. The surrounding areas of Chapel Allerton, Moortown and Headingley provide even more choice for shopping, dining and leisure. Those who enjoy spending time outdoors will appreciate Meanwood's abundance of green spaces. Meanwood Park is a particularly lovely local attraction, with its open parkland, woodland walks and picturesque surroundings. The neighbouring Hollies provides further beautiful woodland and gardens, while the Meanwood Valley Trail offers scenic routes through the Meanwood Valley towards the city. Woodhouse Ridge is another popular local green space, offering attractive woodland walks and a peaceful escape from the bustle of everyday life.

For families, the property's proximity to Carr Manor Community School is a particular attraction. The surrounding areas also offer a variety of additional primary and secondary schooling options, subject to the usual admissions arrangements. Meanwood is also well positioned for those who work or study in Leeds. Leeds City Centre is easily accessible by car, with regular bus services available from the surrounding area. The city offers an outstanding selection of shops, restaurants, bars, entertainment venues and cultural attractions, alongside its major employment centres.

The universities, Leeds General Infirmary and surrounding business districts are also within convenient reach. For those travelling further afield, Leeds railway station offers connections to destinations across the country, while the wider road network provides access to the A61, A6120 Ring Road and routes towards the motorway network.

With its attractive cul-de-sac setting, excellent family accommodation and superb access to everything Meanwood has to offer, 18 Alder Hill Grove represents a wonderful opportunity to acquire a lovely home in this ever popular part of North Leeds.

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









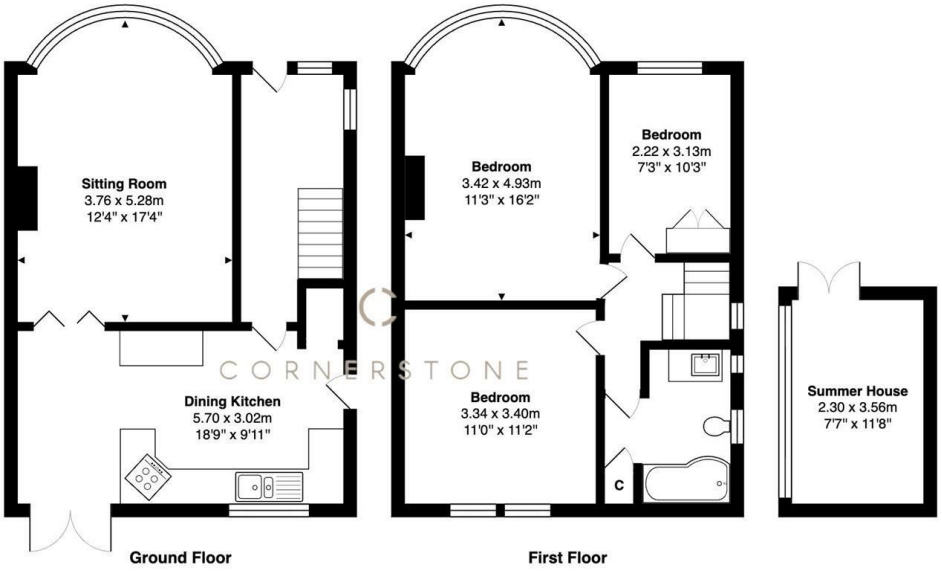


of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

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.

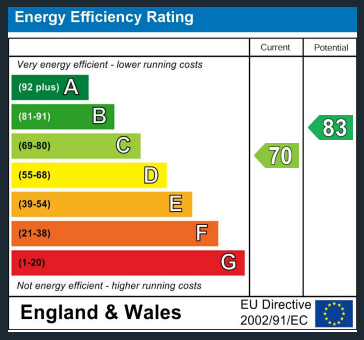


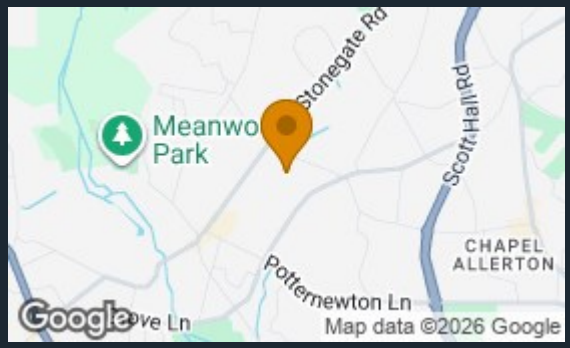
Total Area: 98.2 m² ... 1057 ft²

All measurements are approximate and for display purposes only

Local Authority
Leeds City Council

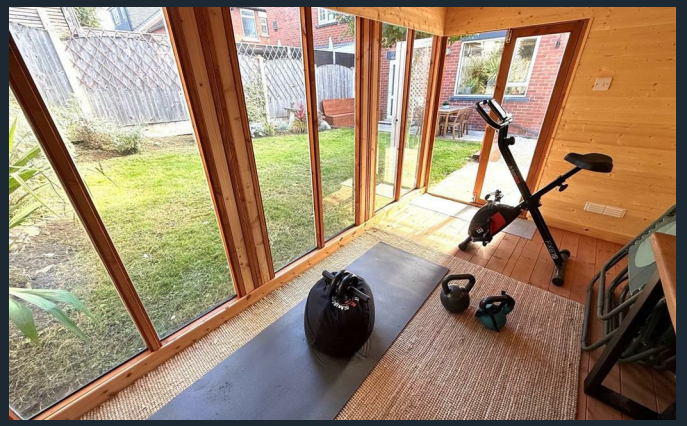
Council Tax Band
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The Property Ombudsman







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