



CORNERSTONE

55 Parkland Drive, Meanwood, Leeds, LS6 4PP



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55 Parkland Drive

Guide Price £420,000

This delightful home, built circa 1928, offers a warm, inviting atmosphere from the moment you arrive. Set on a charming, tree-lined street in Meanwood, the property combines period character with modern comforts, making it a perfect choice for families or anyone seeking a peaceful yet well-connected lifestyle.

As you approach the house, a driveway welcomes you and leads past the front garden, continuing down the side of the property to the rear. Here, you'll find an outbuilding providing excellent storage. A handsome wooden front door set in a porch opens into a spacious hallway.

Just off the hallway, you'll discover a cosy sitting room with a large double-glazed window offering a lovely view over the front garden, also flooding the space with natural light. At the rear, the open-plan kitchen diner enjoys far-reaching views down the extensive garden. The kitchen itself provides ample cupboard space and a pantry, ideal for keeping all your cooking essentials close at hand. Double-glazed French doors lead directly out onto an Indian stone patio, perfect for entertaining. A second side door provides convenient access to the driveway at the side of the property.

Upstairs on the first floor, a spacious landing, large enough to accommodate a desk. Two generously sized double bedrooms and a stylish, modern family bathroom are located on the first floor. A further staircase rises to the second floor.

The top floor is home to an exceptional principal suite, completed in 2017. This bright and airy bedroom enjoys stunning garden views and features a well-appointed en-suite, creating a peaceful retreat.

Outside, the rear garden is a standout feature. A beautifully laid Indian stone patio leads to a vast lawn bordered by mature planting, trees, and fruit trees. Whether you enjoy entertaining, gardening, or simply relaxing in the sun, this garden offers something for everyone. An outbuilding is present, which provides additional, secure storage.

The property enjoys an enviable position in a particularly attractive part of Meanwood. This location strikes a perfect balance between tranquillity and convenience. A short stroll away, Stonegate Road offers a selection of local shops, cafes, and services. For those who enjoy the outdoors, nearby King Alfred's Field, Carr Manor Fields, and the picturesque Meanwood Park provide ample green space, walking trails, and the scenic Meanwood Beck.

Meanwood's vibrant centre, around a mile from the property down Stonegate Road, is home to a range of excellent amenities, including a Waitrose, Aldi, and a fantastic selection of pubs, bars, and restaurants. The area is also served by a number of highly regarded schools, such as the outstanding Carr Manor Community School and Meanwood Church of England Primary School, making it a prime spot for growing families.

In summary, this is a beautifully presented and spacious family home in a sought-after location. Viewing is highly recommended to appreciate all that this exceptional property has to offer.

Important Information

TENURE - FREEHOLD.

Council Tax Band C.

1. Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - Purchasers will be asked to produce original or certified identification and evidence of address documentation. We carry out an electronic anti-money laundering check on all buyers. We use a risk-based approach to determine the level of detail we apply when looking at each individual purchaser. Therefore, we may require additional documentation or information. If you conclude a sale subject to contract, you understand we shall carry out electronic anti-money laundering checks. This is not a credit check and will not affect your credit file, but may show on your credit search file.

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 or tenants. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty about this property.

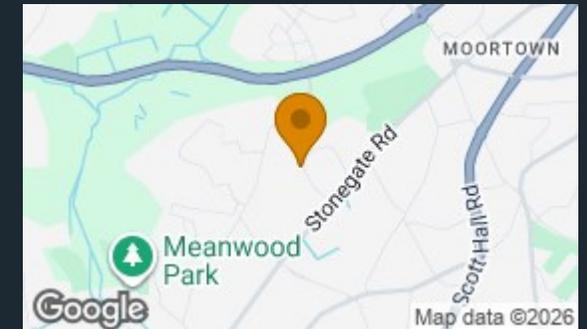
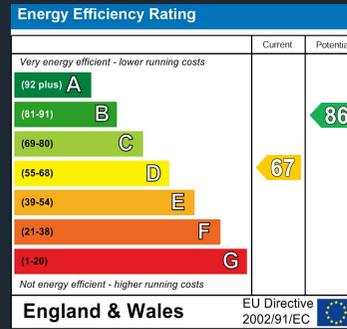




Total Area: 120.8 m² ... 1301 ft²
 All measurements are approximate and for display purposes only

Local Authority
 Leeds City Council

Council Tax Band
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