



CORNERSTONE

21 Parkside Close, Meanwood, LS6

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21 Parkside Close

£290,000

Introduction

Tucked away within a quiet cul-de-sac in central Meanwood, 21 Parkside Close is a well-maintained two-bedroom end townhouse offering practical and comfortable living in a highly convenient location.

With a southwest-facing rear garden, garage, and modern dining kitchen, the property is ideally suited to first-time buyers, young families, or those looking for a home close to local amenities and green space. The house combines a traditional layout with bright, functional interiors and enjoys easy access to Meanwood's shops, cafés, schools, and transport links.

Property Overview

This attractive end townhouse offers thoughtfully arranged accommodation across two floors and benefits from a peaceful residential setting within one of North Leeds' most popular areas.

The ground floor includes an entrance vestibule, spacious lounge, and modern dining kitchen, while upstairs there are two well-proportioned bedrooms and a house bathroom. Outside, the southwest-facing garden has been designed for low maintenance and enjoys plenty of afternoon and evening sun.

The property also benefits from a single garage, additional parking space, and gated side access to the rear garden.

Entrance Vestibule

The property opens into a practical entrance vestibule with space for coats and shoes, creating a welcoming first impression and useful separation from the main living space.

Lounge

The lounge is a bright and comfortable reception room with a staircase leading to the first floor. Well-proportioned and versatile, it offers plenty of space for everyday living and relaxing.

Dining Kitchen

Positioned to the rear of the property, the dining kitchen provides ample room for dining. The layout works well for both day-to-day living and entertaining, with views towards the rear garden adding to the sense of light and openness.

Principal Bedroom

The main bedroom is a spacious double room with plenty of natural light and room for additional storage furniture.

Second Bedroom

The second bedroom is a good-sized single room which could also work well as a nursery, guest room, or home office depending on requirements.

Bathroom

The house bathroom is neatly presented and fitted in a contemporary style with practical finishes.

Outdoor Space

The southwest-facing rear garden has been paved for easy maintenance and includes planted borders with mature shrubs. The sunny aspect makes it an enjoyable outdoor space throughout the warmer months.

There is also gated side access to the garden from the right-hand side of the property.

The garage and parking space are positioned conveniently beside the garden.

Location

Parkside Close is a popular residential cul-de-sac located in the centre of Meanwood, one of Leeds' most sought-after neighbourhoods.

The area offers an excellent range of amenities including Waitrose, Aldi, cafés, bars, restaurants, and local shops, alongside well-regarded schools and regular transport links into Leeds city centre.

Meanwood Park and its surrounding woodland walks are also within easy reach, providing excellent outdoor space close to home. Chapel Allerton and Headingley are both nearby, adding to the area's strong lifestyle appeal.

Final Thoughts

21 Parkside Close is a well-presented home offering practical living space, a sunny rear garden, and a highly convenient location close to everything Meanwood has to offer.

With excellent local amenities nearby, the property is well suited to buyers looking for a comfortable first home in a well-established residential area.

Important Information

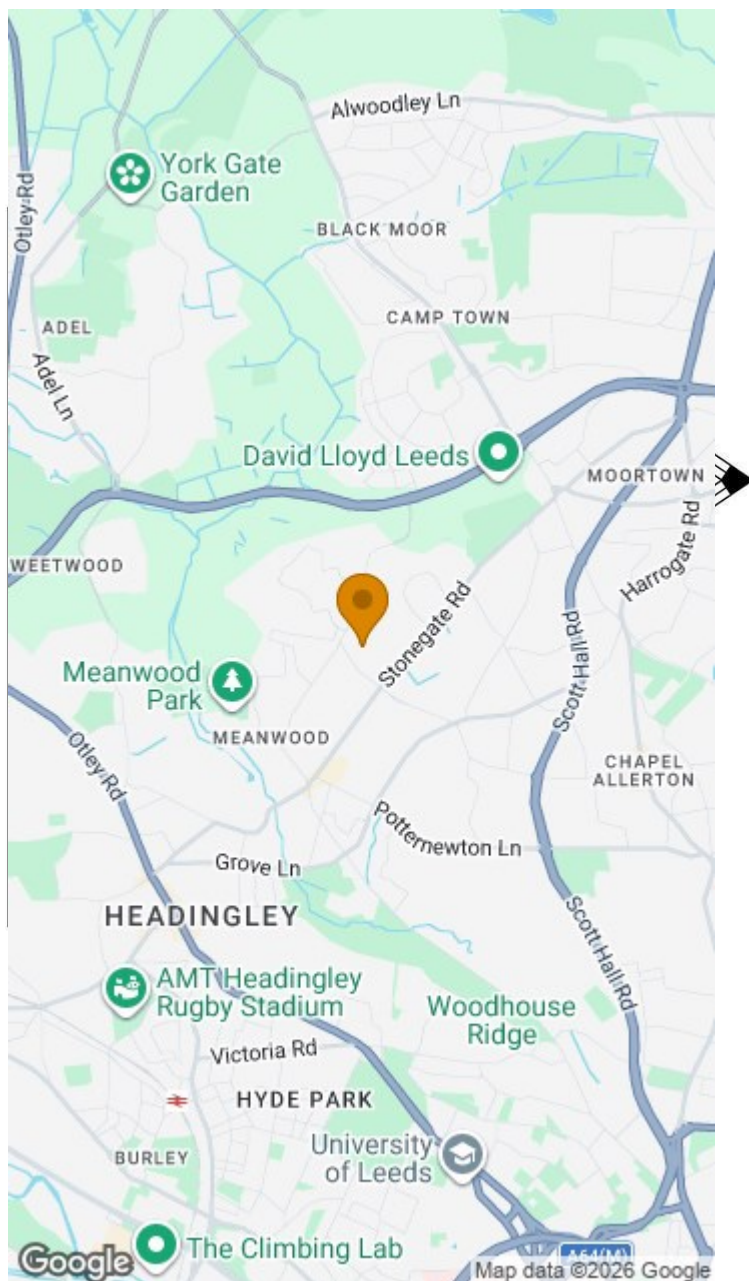
TENURE - Freehold

Council Tax Band B.

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





laundry, we are legally required to make a report to the National Crime Agency (NCA).

Local Authority

2. **Leeds City Council** We 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.

Council Tax Band

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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