



CORNERSTONE

# 521 Meanwood Road, Leeds, LS6

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# 521 Meanwood Road

## Guide Price £325,000

BEST AND FINAL OFFERS 26TH November at 12 noon.

A Vast, Character-Filled Period Home in the Heart of Meanwood with no onward chain.

Cornerstone Sales & Lettings are delighted to offer for sale this impressively spacious and characterful pre-1910 through end terrace home, situated on the ever-popular Meanwood Road.

Set across four spacious floors, this substantial property exudes plenty of charm while offering generous living space ideal for family life or those seeking a home with ample scope and personality.

Upon entering, the home's original character features immediately stand out – high ceilings, large bay windows, picture rails, coving, and great proportions create a sense of timeless appeal coupled with ample space.

On the ground floor, this home comprises a large hallway, a sitting room with a log-burning stove, and an open-plan kitchen-diner.

The first floor comprises a landing, two spacious double bedrooms, a large family bathroom and a separate second bathroom/shower room.

The second floor benefits from two large bedrooms.

The lower ground floor has a hallway, two extensive cellar rooms, offering fantastic potential for storage, workshop space, a gym space, or even conversion (subject to any necessary consent).

Externally, the property enjoys a wrap-around garden. This offers excellent outdoor space for relaxation, entertaining, or gardening enthusiasts.

The property's position has some fantastic views with some of Leeds city centre's taller buildings visible down the valley, along with the leafy Woodhouse Ridge that carpets the view.

This location is fantastic. Meanwood is one of Leeds' desirable and vibrant suburbs, known for its strong community feel, independent shops, and green spaces. Nearby, you will find Meanwood Park and the Meanwood Valley Trail, perfect for walks and outdoor activities, along with an array of cafes, bars, restaurants and pubs. Meanwood has some great supermarkets, including a Waitrose and an Aldi.

The property also enjoys close proximity to Headingley, which offers a wide range of restaurants, pubs, supermarkets, and leisure facilities — including the famous Headingley Stadium.

For commuters, Leeds City Centre is easily accessible by car, bus, or bike, providing access to the university district, major employers, retail hubs, and the central train station of Leeds.

To conclude, this is a brilliant opportunity to acquire a substantial home in a highly convenient and sought-after location, with plenty of charm.

### Hallway

From Meanwood Road, you enter the property through a gate with a path that leads up to a couple of steps up to the porch, where a blue timber door opens to lead into the hallway. The front door has an amazing feature hand pull bell. The hallway has a high ceiling, a dado rail, a picture rail and coving to the ceiling. The staircase to the first floor features ornate woodwork, creating a bespoke feel. The hallway leads to the sitting room, the open-plan kitchen-diner, and a staircase to the cellar.



**Sitting Room**

A fantastic sitting room that boasts two large double-glazed bay windows that allow light to pour in, with a great view out. This room has a picture rail, coving to the ceiling and a vividly painted feature wall with shelving on each side of the chimney breast. A log-burning stove features within the chimney with a stone hearth, which creates the perfect room for those cosy evenings in.

**Open Plan Kitchen Diner**

A brilliant space with a large double-glazed bay window to the side elevation. The kitchen diner is neutrally decorated with ample cupboard space. The kitchen utilities comprise a one-and-a-half stainless steel sink with a drainer that has a double-glazed window above, which looks down over the rear garden. An integrated oven, a gas hob with an extractor hood, exists. There is also space for a fridge and a freezer. A UPVC door opens to lead down some steps to the rear garden. To conclude a fantastic space with a high ceiling and plenty of storage options.

**Cellar**

A timber staircase leads down from the ground-floor hallway to the cellar. The cellar can also be accessed from the rear garden through a double-glazed UPVC door. The cellar has a hallway, two large rooms and a third smaller room. One of the large rooms comprises ample cupboards with worktop space and two double-glazed windows for natural light. The second large room is more of a utility space; there is plumbing for a washing machine and also a sink. Again, two double-glazed windows allow natural light into this room.

**First Floor Landing**

A spacious landing that leads to two large double bedrooms, the family bathroom, a second bathroom/shower room and a staircase to the second floor. The décor is stylish, and a picture rail exists.

**Double Bedroom One**

A spacious, neutrally decorated bedroom with a picture rail, a high ceiling and a fireplace. A large bay window and a second double-glazed window allow natural light to pour in.

**Double Bedroom Two**

Again, a spacious, neutrally decorated bedroom with a picture rail, a high ceiling and a fireplace. A large bay window and a second double-glazed window allow natural light to pour in. This bedroom also has a great view of the Woodhouse Ridge.

**Family Bathroom**

A lovely bathroom that is partially tiled, comprising a bath with a shower over and a glass screen. A pedestal wash basin, a toilet and a frosted double-glazed window exist.

**Bathroom Two/Shower Room**

The shower room is partially tiled, comprising a shower enclosure, a pedestal wash basin, a toilet, a picture rail and a double-glazed window.

**Second Floor Double Bedroom Three**

A neutrally decorated bedroom with a double-glazed window.

**Second Floor Double Bedroom Four**

Again, a neutrally decorated bedroom with a double-glazed window.

**The Wrap Around Garden**

A wonderful garden that wraps around the property. A lawn is present in the front garden with a mature hedge to the boundary, creating a good degree of privacy. A number of stepping stones lead down the side of the property, where there is a border for planting. The rear garden area comprises a lawn and a concrete hard-standing/path which leads up to the kitchen-diner door and down to the cellar door. Again, there is a hedge which continues to introduce a good degree of privacy. Overall, a great garden for either relaxing or entertaining.

**Important Information**

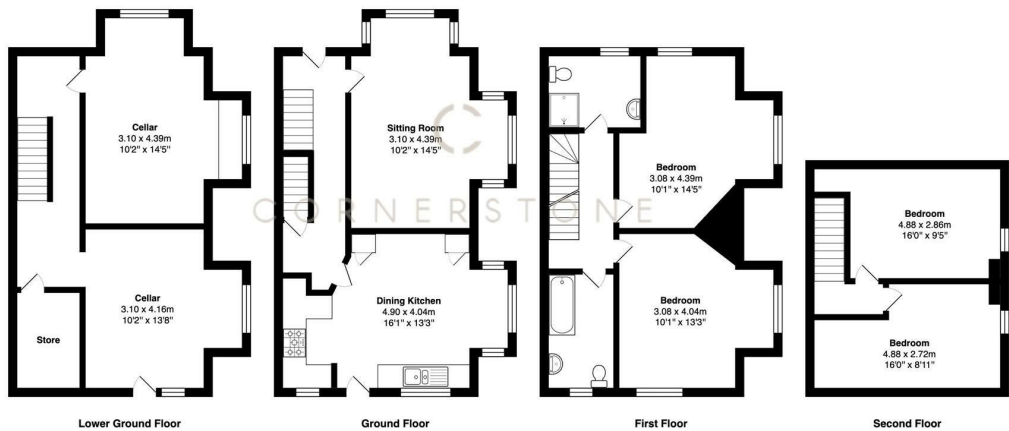
TENURE - Freehold

No onward chain.

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),





Total Area: 172.6 m² ... 1857 ft²  
All measurements are approximate and for display purposes only

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 £36.00 (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.

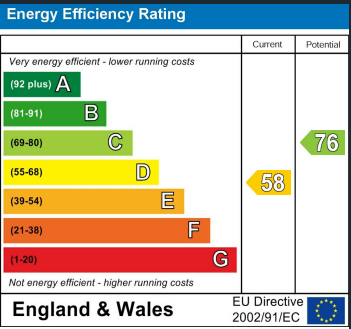
3. Measurements: These approximate room sizes are only intended as general guidance.

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.

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