



CORNERSTONE

29 Parkside View, Meanwood, Leeds, LS6 4NS



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29 Parkside View

Guide Price £310,000

Cornerstone is delighted to offer for sale this three-bedroom semi-detached property with no onward chain located on a popular cul-de-sac in the desirable suburb of Meanwood.

This property is only a short distance from the centre of Meanwood, Meanwood Park, The Hollies, a David Lloyd Leisure Club, and many shopping amenities. To only name a few, these include a Waitrose Home & Food hall, an Aldi, and a Sainsbury's supermarket at the nearby Moor Allerton retail park. Several highly regarded schools, and a good selection of cafes, bars, pubs, and restaurants are located throughout Meanwood.

The location of this property gives easy access to the ring road and Leeds city centre. It has good public transport links with a bus stop situated a moment's walk from the property found - on Church Lane.

The accommodation on the ground floor comprises a hallway, a through sitting room and dining room, a conservatory, and a kitchen.

The first floor comprises a landing, three bedrooms, and a bathroom.

Externally the property is situated on a good-sized plot with a front garden, a driveway leading to a commanding detached garage, and a rear garden.

This brilliant home will appeal to a range of purchasers - especially those looking for a no onward chain purchase of a great family home in a great location.

Hallway

You enter the property through a uPVC front door with a window and a large frosted double-glazed window to the side both allowing plenty of natural light in. The hallway is neutrally decorated with coving to the ceiling. The hallway leads to the kitchen, the through sitting room and dining room, and the staircase to the first floor.

Kitchen

A good-sized kitchen that comprises a number of lower and upper-level cupboards with matching worktops with tiled splash backs. The kitchen utilities comprise a stainless steel sink with a drainer, space for an oven with a gas hob, space for a free-standing fridge freezer, and space for a washing machine. The property has central heating and the boiler is located in the kitchen. A double-glazed window above the sink is present and a second frosted double-glazed window to the side of the uPVC door with a glass window leads out into the rear garden. These windows allow plenty of natural light in. The kitchen is neutrally decorated with coving to the ceiling.

Sitting Room

A neutrally decorated sitting room with coving to the ceiling and a large double-glazed window to the front elevation exists with a lovely view of the front garden. The sitting room has a fireplace and the sitting room flows into the dining room.

Dining Room

The dining room is neutrally decorated with coving to the ceiling. A timber door with reeded glass gives access to the conservatory and a door from the dining room leads into the kitchen.



Conservatory

A uPVC and double-glazed conservatory that looks out into the rear garden. A uPVC door gives access out into the rear garden.

Landing

A neutrally decorated landing with coving and a double-glazed window above the staircase. The landing leads to the principal bedroom, bedroom two, bedroom three, and the bathroom.

Principal Bedroom

The principal bedroom is finished in a fairly modern neutral tone with coving to the ceiling and a double-glazed window to the front elevation with a view out over the front garden and driveway.

Bedroom Two

Bedroom two is decorated in a fairly modern and neutral tone with coving to the ceiling. A handy cupboard for storage is present and a large double-glazed window looks out over the rear garden with a far-reaching view beyond.

Bedroom Three

Again, decorated in a fairly modern neutral tone with coving to the ceiling. A double-glazed window is present to the front elevation with a view out over the front garden and driveway.

Bathroom

A predominately tiled bathroom with a bath with a shower above and a shower screen, a pedestal wash basin, and a toilet. A frosted double-glazed window allows plenty of natural light in.

Front Garden & Driveway

A lovely front garden that comprises a lawn with mature borders that surround. A block paved driveway exists, it also leads down the side of the property to a detached garage and the rear garden.

Detached Garage

A commanding detached garage with an up-and-over door for access and a frosted double-glazed window to the side. Behind the garage is a lean-to potting shed/greenhouse which is accessed from the rear garden.

Rear Garden

A lovely west-facing rear garden perfect for the evening sun. The rear garden comprises a block paved patio, a lawn, a number of borders, and a potting shed/greenhouse.

Important Information

TENURE - FREEHOLD.

Council Tax Band C.

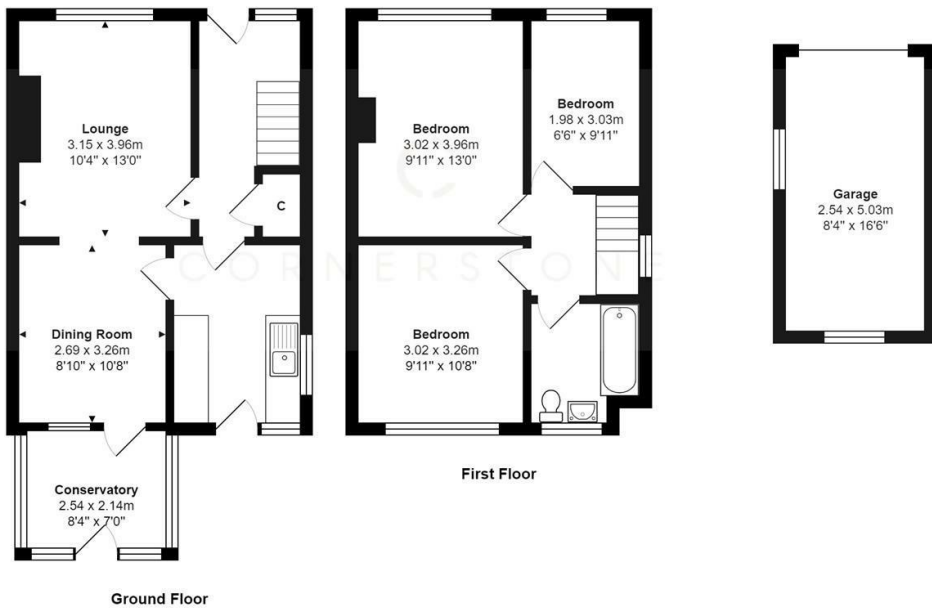
No onward chain.

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 checks 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.





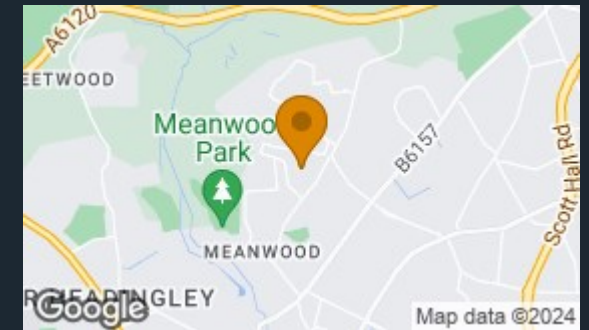
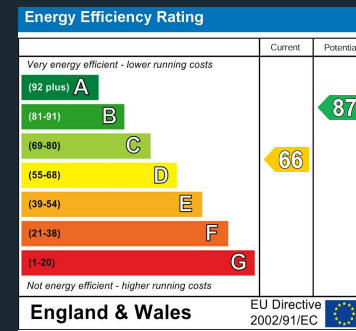
Total Area: 81.7 m² ... 879 ft² (excluding garage)
 All measurements are approximate and for display purposes only

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.

Local Authority
 Leeds City Council

Council Tax Band
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