




CORNERSTONE

# 1 Holmwood Grove, Meanwood, Leeds, LS6 4NQ



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# 1 Holmwood Grove

## Guide Price £345,000

This fantastic four-bedroom semi-detached bungalow offers a good degree of flexible living accommodation. If you require fewer bedrooms you can very easily use the ground floor bedrooms for other uses such as a dining room or a study. The bungalow is situated on a good-sized plot that includes a detached garage.

The location of this property is near Parkside Road within the Holmwood Estate situated on a pleasant cul-de-sac near the Bay Horse Pub, the Myrtle Tavern and the Meanwood Cricket Pitch.

In our opinion, the location is perfect, giving a semi-rural feel whilst being convenient for the city centre and all that Meanwood has to offer.

The property benefits from plenty of good woodland walks on its doorstep, a short distance away is Meanwood Park and a David Lloyd Leisure Club.

Shopping amenities are excellent including a Sainsbury's supermarket and a Waitrose Home & Food hall. A great selection of coffee shops, cafes, bars, pubs & restaurants are nearby.

The location of this property gives easy access to the ring road, and public transport links to Leeds City Centre and also Harrogate.

The property to the ground floor comprises an entrance hallway, commanding sitting room, internal hallway, ground floor shower room, kitchen and two ground floor bedrooms. The ground floor bedrooms offer flexibility and could also be used as a dining room and even an office/study.

The first floor comprises a landing, the principal bedroom, another bedroom and a bathroom. This home also benefits from plenty of storage in the eaves.

Externally the property comprises a commanding block paved driveway that leads to a detached garage, a front garden, and a rear garden with plenty of mature borders. This garden is perfect for sitting out in the warmer summer months as it has a west-facing aspect.

We are sure this property will appeal to a range of purchasers and we anticipate it to be extremely popular.

### **Entrance Hallway**

You enter the property through a metal and frosted glass panelled door into a neutrally decorated hallway that has a double-glazed window that looks out to the front elevation while allowing natural light to pour in. The hallway leads into the sitting room.

### **Sitting Room**

A neutrally decorated sitting room with coving to the ceiling that benefits from a large double-glazed window to the front elevation that looks out over the front garden and the cul-de-sac. A centrally positioned fireplace exists and the sitting room leads into the internal hallway.

### **Hall**

An internal hall that leads to the kitchen, ground floor shower room, two ground floor bedrooms and a staircase to the first floor.

### **Kitchen**

The kitchen comprises ample lower and upper-level cupboards with contrasting worktops and tiled splashbacks. A large double-glazed window exists which looks out to the side elevation, over the driveway and allows natural light to pour in. The kitchen utilities comprise an oven, hob, a stainless steel sink with a drainer and plenty of space exists for white goods/appliances. A metal and frosted glass panelled door opens to lead out onto the driveway.

### **Ground Floor Shower Room**

A shower, and wash basin above a vanity unit and a toilet exist. A frosted double-glazed window is present.

### **Bedroom One**

This bedroom benefits from coving to the ceiling, fitted wardrobes, a fitted chest of drawers and a fitted bedside draw. A double-glazed window exists to the rear elevation with a view up the garden. This room offers flexibility and could also be used as an office/study.

### **Bedroom Two/Dining Room**

A good-sized room that is neutrally finished with coving to the ceiling. A double-glazed sliding door leads out into the rear garden and allows plenty of light in. Again this room offers flexibility and could be used as a dining room.

### **First Floor Landing**

A neutrally decorated landing that leads to two bedrooms and a bathroom.

### **Principal Bedroom**

A spacious bedroom that has fitted wardrobes, a fitted chest of drawers and a fitted bedside draw. The decor is neutral with coving to the ceiling and a double-glazed window is present to the rear elevation with a pleasant view out over the rear garden. This bedroom has access to the eaves which is great for storage.

### **Bedroom Four/Store**

Bedroom four has a skylight window in the roof. It has fitted wardrobes, a storeroom and access to the eaves again offering storage. The boiler is located in this room.

### **Bathroom**

The first-floor bathroom comprises a bath with a shower over, an inset wash basin with cupboards below and a toilet. The bathroom is predominately tiled and a frosted double-glazed window allows plenty of light in.

### **Front Garden & Driveway**

A block paved driveway offers off-street parking and it leads down to the detached garage. The front garden comprises a lawn and well-tended borders.

### **Detached Garage**

The garage is accessed by an up-and-over door and a double-glazed window is present.

### **Rear Garden**

Again a well-tended garden that is blocked paved and set over three tiers. The garden has some lovely borders with a timber-decked seating area behind the garage which is perfect for sitting out in the warmer months. The rear garden has a west aspect which is perfect for the evening sun.

### **Important Information**

TENURE - FREEHOLD.

Council Tax Band D.

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.





Total Area: 104.0 m<sup>2</sup> ... 1120 ft<sup>2</sup> (excluding store, eaves storage)

All measurements are approximate and for display purposes only

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.

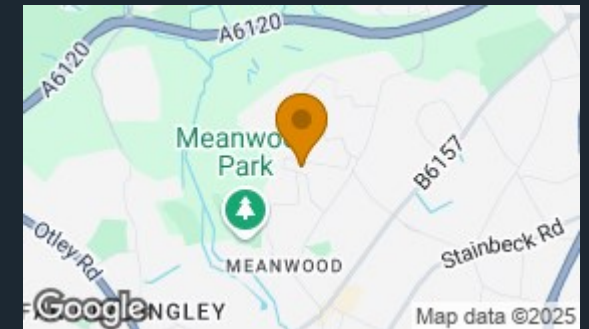
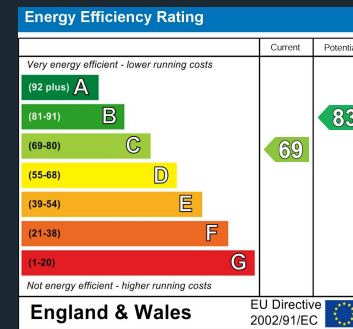
3. Measurements: These approximate room sizes are only intended as general guidance.

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.

Local Authority  
Leeds City Council

Council Tax Band  
D





Cornerstone Sales  
13 Stonegate Road  
Leeds  
West Yorkshire  
LS6 4HZ

Contact  
0113 2745360  
[office@cornerstoneleeds.co.uk](mailto:office@cornerstoneleeds.co.uk)  
[www.cornerstoneleeds.co.uk](http://www.cornerstoneleeds.co.uk)