



CORNERSTONE

85 Parkside Road, Meanwood, Leeds, LS6 4NA



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85 Parkside Road

£325,000

Best & Final Offers 1pm Wednesday 19th March 2025.

Cornerstone are delighted to present, for sale, this stunning two-bedroom mid-through cottage believed to be built in the late 1800s with a stylish open-plan kitchen diner and a large extended rear garden.

Located on Parkside Road, this property is by the Bay Horse pub, the Myrtle Tavern and the Meanwood Cricket Pitch

This home is full of character and has plenty of style, with a huge south-facing rear garden and great views.

In our opinion, this is a fine location of Meanwood being situated in a conservation area. This location has a countryside feel whilst being convenient for Meanwood and the city centre. There are woodland walks on the doorstep, and 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 nearby.

A good selection of cafes, bars & restaurants are also closeby.

The ring road is a moments drive away, and a bus stop is found on the nearby Tongue Lane.

The property is situated over four floors and comprises a spacious hallway that leads to the sitting room on the ground floor. A staircase leads to the lower ground floor, and another staircase leads to the first floor.

The lower ground floor benefits from a hallway with a utility cupboard and a beautiful open-plan kitchen diner which has access out into the south facing rear garden.

The first floor comprises a landing that leads to the principal bedroom, bathroom and a third staircase leads to the second floor.

The second floor (top floor) boasts a spacious double bedroom with eaves storage, built in customer wardrobes and some very impressive views.

Externally, the property has a long south-facing rear garden. The rear garden benefits from a large patio with a gravelled area and some planted borders. A gate and steps lead down into a huge garden area. This was recently purchased by the owners and does not fall into the conservation area. This extended part of the garden has a charming woodland feel and offers plenty of outdoor space. The overall garden is perfect to allow you to enjoy the warmer months. We believe the rear garden to be around 100ft in length from the open-plan kitchen diner to the south boundary. An outhouse also exists, which is accessed from the patio and houses the property's boiler.

This property will appeal to a range of purchasers, and we anticipate it to be popular.

Hallway

You enter into the hallway through a red timber door. The hallway is neutrally decorated and benefits from a sash window to the front elevation which allows a good amount of light in. The hallway leads into the sitting room and two staircases which lead to the lower ground floor and the first floor.

Sitting Room

A spacious sitting room that benefits from a gas fire sat on a lovely hearth with surround and mantel. The sitting room is neutrally decorated with a modern tone with a lovely large sash window that looks out over the south facing rear garden and allows natural light to pour in.

Lower Ground Floor Hallway & Utility Cupboard

A staircase leads down to a neutrally decorated lower ground floor hallway. This hallway gives access to an open-plan kitchen diner and a utility cupboard. This houses the property's electrical fuse board, has space for a tumble dryer/freezer and has plenty of storage space.

Open-Plan Kitchen Diner

A spacious and neutrally decorated open-plan kitchen diner. The kitchen comprises solid timber worktops with ample bespoke cupboards and a commanding pantry cupboard. The kitchen utilities comprise a Belfast sink with a sash window above, a fridge, washing machine, a dishwasher and space for a free-standing range oven. A double-glazed stable door leads out into the rear garden.

First Floor Landing

The first floor landing leads to the principal bedroom, bathroom and the third staircase to the second (top) floor. A sash window allows natural light in.

Principal Bedroom

A predominately neutrally decorated principal bedroom that has blue painted panelling. A feature-papered chimney breast with a lovely fireplace and a fitted wardrobe exist. A sash window with shutters looks out over the south-facing rear garden.

Bathroom

A stunning bathroom that comprises a claw foot metal roll-top bath with a shower over, a wash basin above a vanity cupboard, a toilet and a towel radiator. A stylish tiled floor with underfloor heating, partially tiled walls and a sash window exist.

Top Floor Second Bedroom

A spacious top-floor double bedroom that is decorated in a modern tone. This room has the most amazing far-reaching views while allowing ample light in. A bank of fitted wardrobes and eaves storage exists.

Rear Garden

A stunning south-facing rear garden can be accessed from the open-plan kitchen diner, where you would step out onto a patio. The patio has access to an outhouse, which houses the boiler. A hot water tap is also present in the garden. Beyond the patio is a gravelled area and a number of planted borders. A gate and steps lead down into the huge woodland garden area. This was recently purchased by the current owners. To conclude, it is a great space to enjoy, especially in the warmer months. Please note that some of the trees in this extended garden area have Tree Preservation Orders. The extended garden area also falls out of the conservation area. Please note that the neighbouring properties have access across the gravelled area to gain access to their rear gardens if they wish.

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 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.

4. Services: Please note that we have not tested the services or any of the equipment or appliances in this property.

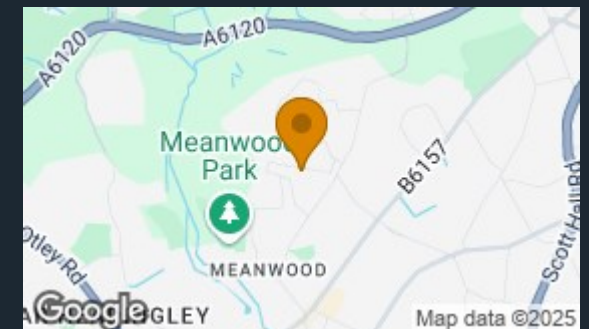
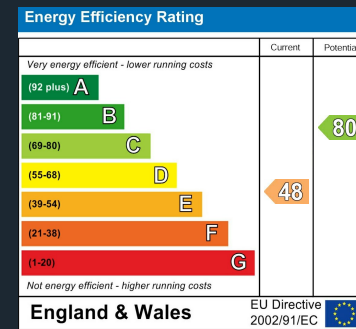


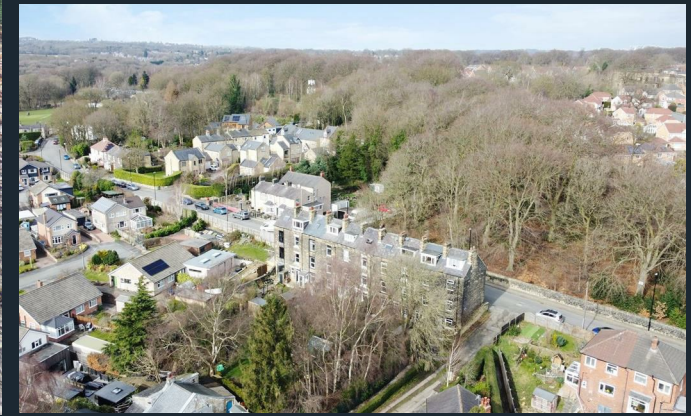
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Local Authority
Leeds City Council

Council Tax Band
C





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