



CORNERSTONE

147 Stonegate Road, Meanwood, Leeds, LS6 4PQ



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147 Stonegate Road

£350,000

Introduction

The first viewings are taking place on Saturday 11th July 2026, by appointment.

Cornerstone are delighted to offer for sale this spacious three-bedroom semi-detached home, occupying a fantastic position on Stonegate Road, directly opposite beautiful open parkland and offered to the market with no onward chain.

This is a wonderful opportunity to purchase a much-loved home in one of Meanwood's most convenient and popular locations. No onward chain is a real advantage for buyers, helping to create a smoother and potentially quicker purchase, without the uncertainty of the seller needing to find an onward property.

The setting is a major feature of this home. Directly across the road is a generous expanse of green open space, giving the property a wonderful outlook and a real sense of openness rarely found in such a convenient residential position. This is perfect for families, dog walkers, runners or anyone who simply enjoys having greenery on the doorstep. The outlook from the front of the property is lovely, particularly from the front reception room and principal bedroom, both of which enjoy views towards the park.

The Home

The property itself has excellent kerb appeal, with an attractive frontage, bay windows, a gated driveway and a generous front garden. A wide path runs down the side of the property and leads to a detached garage, offering excellent storage or workshop potential.

The ground floor begins with a welcoming hallway, which gives access to the main living accommodation and stairs rising to the first floor. The sitting room is positioned to the front and benefits from a lovely bay window overlooking the garden and parkland beyond. This room is bright, comfortable and well proportioned.

To the rear, the dining room is a fantastic size and creates a brilliant second reception space, perfect for family dining, entertaining or relaxing. Large windows look out over the rear garden, allowing plenty of natural light into the room. The sitting room and dining room together offer a generous and flexible living arrangement, ideal for modern family life.

The kitchen is positioned to the rear of the property and is fitted with a range of units, contrasting work surfaces, tiled splashbacks, integrated oven, hob and extractor, along with space for further appliances. A door from the kitchen provides access to the side of the property lead either to the front or rear gardens.

To the first floor, the landing leads to three bedrooms, a bathroom and a separate WC.

The principal bedroom is a generous double room with a bay window enjoying attractive views across the green open space opposite. The second bedroom is also an excellent double, overlooking the rear garden. The third bedroom is a smaller single room, ideal as a child's bedroom, nursery, home office or dressing room.

The bathroom comprises a shower enclosure and wash basin, while the WC is separate, providing a practical layout for family living.

The Gardens, Driveway & Garage

Externally, the front garden is well established and adds greatly to the property's charm. The driveway provides valuable off-street parking and then leads up to the detached garage and rear garden. To the rear, the garden is a lovely size and offers a mixture of lawn, patio areas and mature planting. It provides an excellent outdoor space for children, gardening, summer entertaining or simply relaxing.

The Location

The location is superb. Stonegate Road is extremely well placed for Meanwood, Chapel Allerton, Moortown, Headingley and Leeds City Centre. Meanwood itself continues to be one of North Leeds' most popular suburbs, loved for its blend of green space, local amenities and good community feel. Meanwood Park, The Hollies and the Meanwood Valley Trail are all nearby, while the area offers a fantastic selection of cafes, bars, restaurants, shops, Waitrose & Partners, Aldi and the Northside Retail Park.

Families are particularly drawn to this location due to the excellent schooling nearby, including Carr Manor Community School, which has received Outstanding judgements across the inspected areas in its latest Ofsted inspection. Its strong local reputation adds further appeal for buyers looking to settle in this part of North Leeds.

Video Tour

Please link the link to view our video tour of the property and the immediate area.

<https://www.youtube.com/watch?v=NqeB0MmV4Oc>

Leeds City Centre

Leeds City Centre is also within easy reach and remains a vibrant and popular city. It offers an outstanding choice of shopping, restaurants, bars, theatres, music venues, universities, hospitals and major employers. Leeds Railway Station provides excellent regional and national rail links, making this location ideal for commuters and those wanting easy access to the wider region.

To Conclude

Overall, 147 Stonegate Road is a fantastic opportunity to purchase a spacious semi-detached home in a highly convenient Meanwood position, directly opposite green open space and offered with no onward chain. With generous accommodation, three bedrooms, off-street parking, a garage and gardens to the front and rear, viewing is highly recommended.

Important Information

TENURE - Freehold

Council Tax Band C.

No Onward Chain.

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.





Approx. Gross Internal Floor Area 1,078 sq. ft / 100.28 sq. m
Illustration for identification purposes only, measurements are approximate and not to scale, unauthorized reproduction is prohibited.

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.

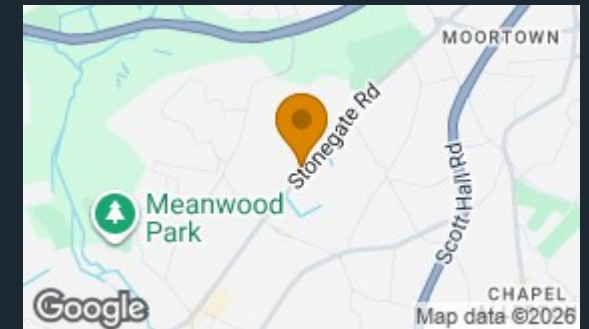
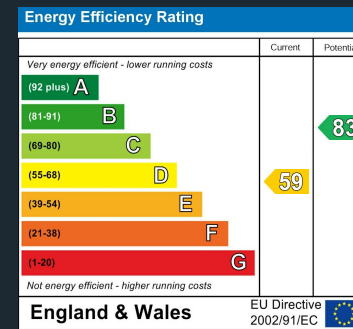
3. Measurements: These approximate room sizes are only intended as general guidance.

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.

Local Authority
Leeds City Council

Council Tax Band
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