



CORNERSTONE

1 Greenwood Court, Meanwood, Leeds, LS6 4LU



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1 Greenwood Court

£210,000

This lovely semi-detached home is in a quiet development at the top of Greenwood Mount and just below Sunset Avenue.

The property is within walking distance of Meanwood Park, The Hollies, a Waitrose Home & Food hall, The Northside Retail Park, which includes an Aldi and much more, and the busy parades of Meanwood. The parades boast many smaller independent businesses, including cafes, coffee shops, bars, and restaurants.

Meanwood Park is a moment's stroll from the property. Meanwood Park offers open parkland, woodland and the Meanwood Beck. The park is perfect for those afternoon walks and a great place to relax in the warmer months. The Meanwood Valley Trail can also be accessed from the park.

Alternatively, if you don't want to go anywhere you can admire some far-reaching views from the property due to its elevation position.

Transportation links are good. A bus stop on Green Road at the bottom of Greenwood Mount offers easy access to the city centre and the surrounding suburbs.

The Ring Road is only a moment's drive from the property, allowing easy access to nearby suburbs and the motorway network.

A number of brilliant schools also surround this property.

Internally, this home comprises a hallway with a large storage cupboard which houses the gas boiler, a modern kitchen with integrated appliances, and an open-plan sitting/dining room with double-glazed French doors that lead to the garden area at the rear of the property.

The first floor comprises a landing, a principal bedroom with a walk-in wardrobe, bedroom two, and a stunning bathroom.

Externally the rear of the property has access to a patio area and timber decked area within the communal garden. The front of the property has a communal front garden area laid to flags and a border for planting. A handy store cupboard is also located externally at the front of the property.

Overall, this is a fantastic and stylish home. We expect this property to be popular, as it is located in a quiet development in this fantastic Meanwood location.

Hallway

You enter the property through a uPVC door into a lovely hallway. The hallway has a wood effect floor and leads to the kitchen, the staircase to the first floor, a large under-staircase cupboard, and the open-plan sitting/dining room. The hallway is decorated in a modern neutral tone.

Kitchen

A stunning and well-presented modern kitchen. The cupboards are finished in a light grey with a contrasting wood worktop that has large metro-tiled splash backs above. The kitchen utilities comprise a stainless steel sink with a drainer that has a double-glazed window above offering a great view out to the front elevation. An integrated fridge freezer, an integrated dishwasher, an integrated oven, and a four-gas ring hob with an extractor above are also present. Space for a washing machine also exists.

Open-Plan Sitting Room & Dining Room

A spacious open-plan sitting room/dining room that is decorated in a modern and neutral tone. Double-glazed windows allow natural light to pour in with a lovely view out over the garden area to the rear of the property. Double-glazed uPVC French doors also give access out into the rear garden area which is a nice space to enjoy the summer months.

Landing

The landing is decorated in a modern neutral tone with a double-glazed window above the staircase. The landing leads to the principal bedroom, bedroom two, and the bathroom.

Principal Bedroom

The principal bedroom is decorated predominantly neutrally with a painted feature wall. The principal bedroom has a double-glazed window that has a lovely view out and a walk-in wardrobe offers plenty of storage. The principal bedroom is currently used by the current owners as an office, a snug and a dressing room.

Bedroom Two

Bedroom two is a double bedroom that is decorated in a deep blue tone with a large double-glazed Velux/skylight window.

Bathroom

An attractive bathroom that is painted pink with contrasting white tiling and a lovely floor. The bathroom comprises a large walk-in shower with a rain dance shower above & a second flexible shower hose, a wash basin above a vanity cupboard and a black mains heated towel rail. A double-glazed window allows natural light in with a nice view out.

Communal Gardens

This property has two outdoor spaces. There is a patio and border for planting at the front of the property. An external store can also be accessed from the front of the property. A garden area to the rear is also present that can be directly accessed from the open-plan sitting/dining room through the uPVC double-glazed French doors. This area comprises a patio and a timber deck. Please note the outdoor areas are not specifically under the property ownership but you can enjoy these outdoor areas.

Communal Parking

The development offers ample off-road parking in a communal parking area. This is only a few steps from the property.

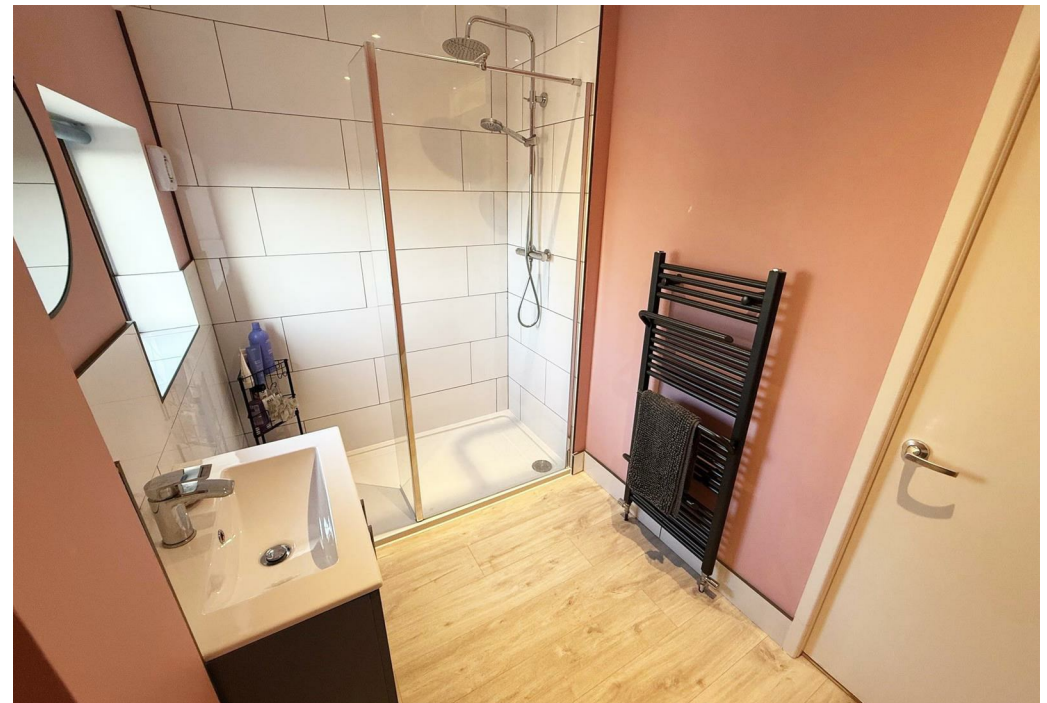
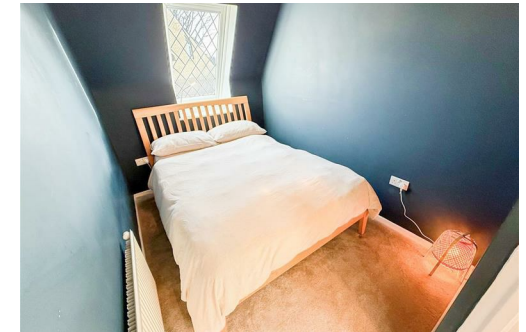
Important Information

Tenure - Freehold.

Council Tax Band B.

Service Charge & Ground/Development Maintenance - £27.60 Per Month.

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





Total Area: 63.6 m² ... 684 ft²
 All measurements are approximate and for display purposes only

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.

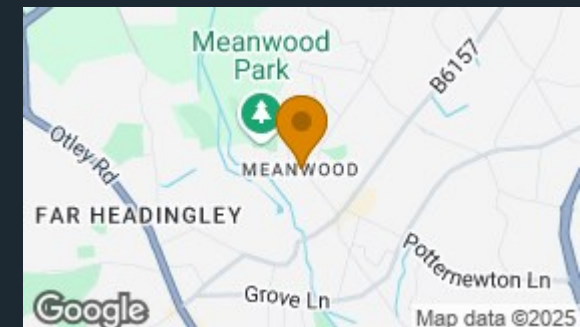
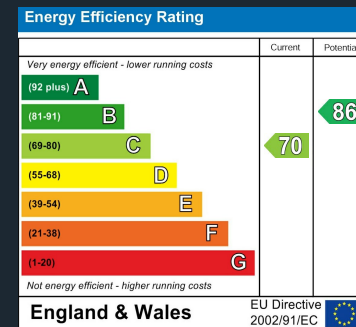
3. Measurements: These approximate room sizes are only intended as general guidance.

4. Services: Please note 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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