CORNERSTONE

2 Parkside Close, Meanwood, Leeds, LS6 4LZ







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2 Parkside Close

Guide Price £575,000

Introduction

Cornerstone are delighted to offer for sale this impressive double-fronted four-bedroom detached family home, occupying a truly special position at the head of an exclusive cul-de-sac of just three detached properties within one of Meanwood's most desirable residential locations.

Surrounded by mature woodland and tucked away behind decorative gates, this substantial home enjoys an almost semi-rural feel whilst remaining moments from the fantastic amenities Meanwood is famous for. The setting is private, peaceful and exceptionally green, making this a rare opportunity for buyers seeking both convenience and tranquility.

The Home

The approach to the property is immediately impressive. A generous gated driveway provides extensive off-street parking and leads to a large detached double garage complete with power, lighting and an electric garage door. Mature trees and established planting further enhance the feeling of privacy and exclusivity from the moment you arrive.

One of the standout features of this wonderful home is the exceptional outdoor space. The generous front garden, found on the right as you drive up the driveway to the property, provides a fantastic family-friendly outdoor area with ample space for children to play whilst still feeling secluded and peaceful. The surrounding mature hedging, established greenery and stone boundary wall further enhance the privacy and character of the grounds.

The woodland setting attracts an abundance of birdlife and wildlife, giving the gardens a calm and natural atmosphere rarely found so close to Leeds city centre. Overall, the outside space perfectly complements the home and is ideal for families, entertaining, or simply relaxing and enjoying the lovely surroundings.

Internally, the home offers spacious and versatile accommodation perfectly suited to modern family living. The ground floor comprises a welcoming entrance hallway, elegant formal lounge with a patio door sliding open to directly lead out into the rear garden, downstairs WC, versatile fourth bedroom or home office, and a stunning open-plan living dining kitchen which flows beautifully into a large conservatory/garden room with French doors leading directly out into the rear garden.

The kitchen has been thoughtfully designed with a range of contemporary high-gloss units, quality integrated appliances and generous preparation space, creating a superb family hub ideal for both everyday living and entertaining. The adjoining garden room enjoys excellent natural light together with delightful woodland views, offering a wonderful additional reception area to relax and unwind.

To the first floor, a spacious landing leads to three further bedrooms including an impressive principal suite complete with a fitted wardrobe and a modern en-suite shower room. The luxurious family bathroom is particularly spacious and features a jacuzzi-style bath, separate shower enclosure, WC, bidet and wash basin.

The rear garden is another major feature of this exceptional home. Enjoying an excellent degree of privacy and backing directly onto established woodland, the rear garden offers a beautiful natural outlook throughout the seasons. Extensive patio seating areas provide excellent space for outdoor dining and entertaining, whilst the mature surrounding greenery gives the property a truly unique atmosphere rarely found so close to the city.

The Location

The location is exceptional. Meanwood continues to be one of North Leeds most sought-after suburbs thanks to its combination of green surroundings, independent amenities and excellent connectivity into Leeds city centre. Meanwood Park and The Hollies are all nearby, whilst the area itself offers an excellent selection of cafes, bars, restaurants, shops, a Waitrose & Partners and the Northside Retail Park.

Leeds city centre is only a short distance away and provides superb shopping, acclaimed restaurants, theatres, universities and excellent transport links via Leeds Railway Station for commuters travelling further afield.

To Conclude

Overall, this is a brilliant opportunity to acquire a substantial detached family home within an exclusive woodland setting in the heart of Meanwood. Viewing is strongly recommended to fully appreciate the space, setting and lifestyle this exceptional home has to offer.

Property Video - https://youtu.be/JDSCeH45470

Important Information

TENURE - Freehold

Council Tax Band E.

A number of trees in the boundary have Tree Preservation Orders. Please see a link to the relevant council document - https://tpo.leeds.gov.uk/TPO1991_010.pdf

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.

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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.

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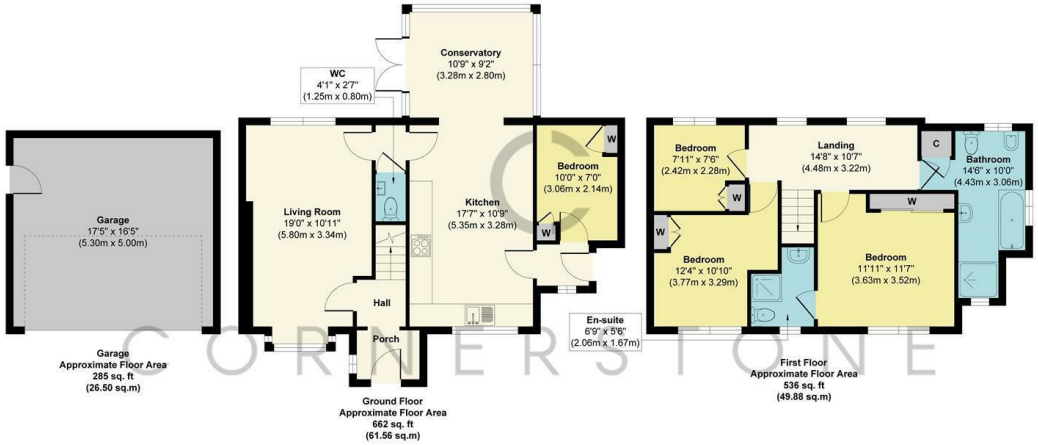












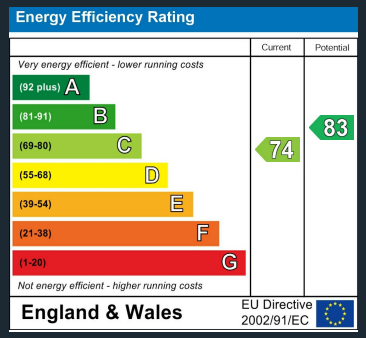
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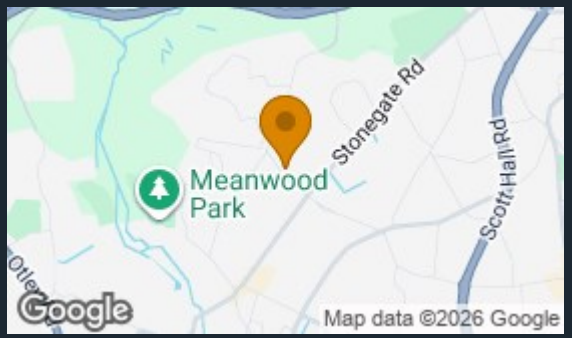
Local Authority

Leeds City Council

Council Tax Band

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The Property Ombudsman







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