



CORNERSTONE

# 11 Greenwood Park, Greenwood Mount, Leeds, LS6 4LB



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# 11 Greenwood Park

## £150,000

**\*BEST AND FINAL OFFERS NOON THURSDAY 20TH FEBRUARY 2025\*** The property is conveniently situated close to Meanwood Centre, The Hollies, David Lloyd, and a range of shopping amenities, such as an Aldi at Northside Retail Park, to name just a few. A good selection of cafes, bars, pubs & restaurants are located in Meanwood.

This location allows access to the ring road and has great public transport links to Leeds City Centre.

We anticipate this property to be popular given its: location, price and finish.

### Communal Hallways

The flat is accessed by a communal hallway and staircase. The hallways and staircases benefit from exposed brick work and large windows that allow plenty of natural light to pour in

### Hallway

The hallway is decorated in a neutral but modern tone and leads to: the kitchen diner, sitting room, main bedroom, bedroom two, bathroom, a large walk-in storage cupboard and a loft hatch above.

### Kitchen/Diner

This spacious kitchen/diner is decorated in modern tones and offers plenty of room. The kitchen includes shaker-style cupboards, both upper and lower, offering plenty of storage. It's fitted with a stainless steel sink and drainer, with a double picture window above. A cupboard in the kitchen/diner provides access to the property's boiler.

### Sitting Room

A spacious sitting room that is decorated in modern tones with a charming dark green feature wall. A large double-glazed window to the front elevation allows ample light in and offers an amazing view out over Meanwood and towards Headingley, a second window also allows natural light in.

### Main Bedroom

A spacious and neutrally decorated double bedroom that benefits from a newly fitted velux window with fitted window blind. The window provides stunning, far-reaching views over Meanwood and beyond, while also letting in plenty of natural light.



### Bedroom Two

A spacious and neutrally decorated bedroom with a large window that again, allows ample natural light in.

### Bathroom

A recently renovated and well-proportioned bathroom that comprises a walk-in shower, pedestal wash basin and a W.C. The bathroom features partial tiling and is beautifully decorated in soft, charming pink tones.

### The Grounds

The communal grounds benefit from a number of lawns and borders. Parking does exist at the development.

### Additional Information

Tenure - Leasehold - 86 years remaining.

Service Charge, Ground Rent, Buildings Insurance, - £81.13 per calendar month.

Managing Agent - Together Housing.

Council Tax Band B.

Please have the above verified by your solicitor.

1. Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - Purchasers and Tenants will be asked to produce identification documentation.

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.





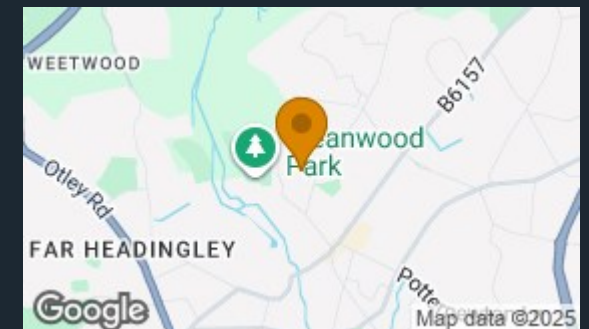
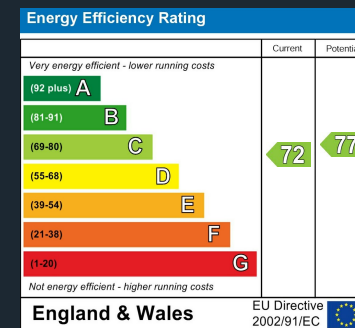
Ground Floor

Total Area: 60.7 m<sup>2</sup> ... 653 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Local Authority  
Leeds City Council

Council Tax Band  
B







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