



# 4 Hornbeam Close, Meanwood, Leeds, LS7 2FH

CORNERSTONE



1 x

3 x

2 x

1 x

B





# 4 Hornbeam Close

## £335,000

The First Viewings Are On Saturday, 17th January 2026.

This modern Taylor Wimpey-built home (the Byford design) offers a stylish and flexible layout, ideal for families, couples, or first-time buyers. Built only three years ago on the popular Vision development in Meanwood, the property is beautifully presented and still covered by the NHBC new build warranty, offering low-maintenance and move-in ready living.

The Vision development enjoys a peaceful residential setting while being just a short distance from Meanwood's many amenities, including Waitrose, Aldi, cafés, bars, and restaurants. The leafy Meanwood Park and The Hollies are close by, while the home also falls within the catchment for excellent local schools. Convenient transport links ensure easy access into Leeds City Centre and surrounding areas.

The ground floor comprises a welcoming hallway, a spacious front living room, and a large open-plan kitchen diner with French doors leading out to the rear garden — the perfect space for everyday family life or entertaining. A handy downstairs WC completes the ground floor.

Upstairs are three bedrooms and two bathrooms. The principal bedroom features free standing wardrobes and an en-suite shower room, while the second double bedroom and a flexible third bedroom are served by the modern house bathroom. The third bedroom offers great versatility, whether used as a child's room, nursery, guest bedroom, or home office.

Externally, the property benefits from a driveway for off-street parking and a private enclosed rear garden, ideal for relaxing or outdoor dining.

This modern Byford home combines contemporary design, flexible living space, and a sought-after Meanwood location. With its move-in ready condition, excellent transport links, and proximity to local amenities, we expect this property to generate strong interest.

**TENURE** - Freehold.

Council Tax Band C.

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 giftors) 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 giftors. A non-refundable fee of £36.00 (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. 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.

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# The Byford

3 BEDROOM HOME, TOTAL 976 sq ft / 90.67m<sup>2</sup>



## GROUND FLOOR

Lounge max.  
3.98m x 4.24m      13' 1" x 13' 11"

Kitchen/Dining  
5.06m x 2.87m      16' 7" x 9' 5"



## FIRST FLOOR

Bedroom 1 max.  
3.98m x 3.00m      13' 1" x 9' 10"

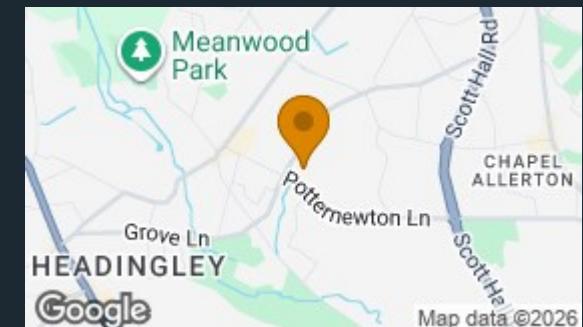
Bedroom 2  
2.82m x 3.46m      9' 2" x 11' 0"

Bedroom 3  
2.15m x 3.91m      7' 1" x 12' 10"

Local Authority  
Leeds City Council

Council Tax Band  
C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





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