



CORNERSTONE

21 Gordon Drive, Meanwood, Leeds, LS6 4HJ



2 x  | 4 x  | 3 x  | 2 x  | C 





21 Gordon Drive

Guide Price £425,000

Introduction

The First Viewings are on Saturday 17th October 2026.

Cornerstone are delighted to offer for sale this nicely presented four bedroom semi detached home, situated in the popular residential area of Meanwood. With a sitting room featuring a log burning stove, a separate snug and a generous open plan kitchen diner leading into a conservatory, the property offers a versatile layout for family life. An en suite shower room, family bathroom and ground floor W.C. add everyday convenience, while a block-paved driveway and an attractive established rear garden complete this lovely home.

Location

Gordon Drive is a lovely cul-de-sac enjoying a central residential setting within Meanwood, a popular part of North Leeds offering an appealing balance of neighbourhood amenities, green spaces and access to the city. Meanwood's centre has a welcoming, village-like feel, with a choice of independent cafes, bars and restaurants. Places to eat and drink include the Italian restaurant Zucco and plenty of neighbourhood bars such as Boot & Rally, while Waitrose on Green Road and Northside Retail Park, including Aldi, make everyday shopping convenient.

Meanwood's abundance of leafy outdoor space is a particular attraction. Meanwood Park offers woodland, open lawns, a children's playground and tennis courts, with Three Cottages providing a pleasant place to stop for coffee or something to eat. The Hollies brings further woodland walks and established gardens, while the Meanwood Valley Trail offers the opportunity to explore the wider valley towards Adel and Golden Acre. These surroundings make the area particularly appealing for family outings, dog walks and unwinding outdoors.

Headingley and Chapel Allerton are also accessible, providing further shopping, dining and leisure options. Bus services through Meanwood connect with Leeds City Centre, placing the city's employment opportunities, shops, restaurants and cultural attractions within reach. Local schooling includes Meanwood Church of England Primary School on Green Road and the very popular nearby Carr Manor Community School, adding to the appeal of the location for families. As with any purchase, a buyer should always make their own enquiries around schooling and admissions.

The Ground Floor

The property is tucked away just off the top of the cul-de-sac on a private road. The driveway is block paved, providing off street parking. The front door opens into a welcoming entrance hallway, where the staircase rises to the first floor and doors lead into the principal ground floor accommodation.

The sitting room is a comfortable and inviting space, with a bay window overlooking the front of the property. A log burning stove forms an attractive focal point, complemented by the room's warm decorative character. There is space for seating, making this a lovely room for relaxing.

Glazed double doors connect the sitting room with the snug to the rear. This separate reception space enjoys an outlook over the rear garden and offers flexibility as a television room, reading room or playroom. Its connection to both the sitting room and kitchen diner creates a practical flow through the ground floor.

The open plan kitchen diner is a particularly appealing feature, extending from the front of the house towards the conservatory at the rear. The kitchen is fitted with cream shaker style units, contrasting work surfaces and tiled splashbacks. A double oven, gas hob and extractor hood form part of the fitted layout. The kitchen also benefits from an integrated dishwasher and an integrated washing machine, while windows to the front and side bring natural light into the cooking area. A breakfast bar provides a useful spot for a morning coffee or informal meals.

The dining area has space for a table and chairs, creating a sociable setting for everyday meals and entertaining. French doors open into the conservatory, extending the living space and drawing the eye towards the garden. With glazing on three sides, the conservatory offers a pleasant garden outlook and flexibility for seating, hobbies or additional family use. A side door opens onto the rear patio.

A ground floor W.C., accessed from the kitchen diner, is fitted with a white toilet and washbasin and is neatly positioned beneath the staircase.

First floor

The first floor landing gives access to four bedrooms and the family bathroom.

The principal bedroom is positioned at the front of the property, with a bay window bringing in natural light and adding character. Mirrored fitted wardrobes provide useful storage, and the room offers a comfortable setting for a double bed and bedside furniture.

Bedroom two is also situated to the front and has mirrored fitted wardrobes together with its own en suite shower room. This is a practical arrangement for older children or visiting guests. The en suite comprises a curved shower enclosure, washbasin and W.C., with neutral tiling and a frosted window.

The two further bedrooms are positioned to the rear, with windows overlooking the garden. They provide flexibility for children's bedrooms, guest accommodation or a home office, allowing buyers to adapt the space to their own needs.

The family bathroom is fitted with a white suite comprising a bath with a shower above and a glass screen, a pedestal washbasin, W.C. and a chrome towel radiator. Neutral tiling provides a simple, coordinated finish.

Rear garden

The rear garden is a lovely complement to the accommodation, with a paved patio adjoining the house and conservatory offering space for outdoor dining. Beyond the patio, a lawn is bordered with some planting, while mature trees create a leafy backdrop. Timber fencing defines the garden, and a storage shed provides useful space for gardening equipment. There is room to relax, entertain and enjoy family time outdoors.

To Conclude

With its flexible reception spaces, four bedrooms and established garden, this is an appealing home in a convenient Meanwood setting. We recommend a viewing to appreciate the accommodation and surroundings.

Important Information

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 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.

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).

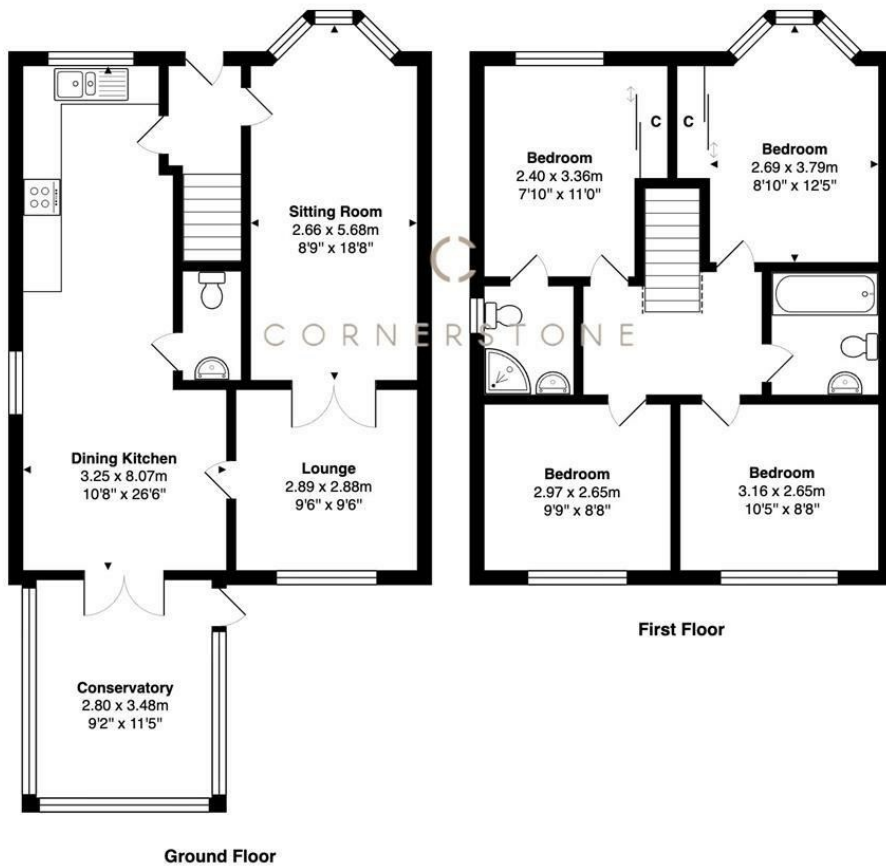
2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property, and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

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.

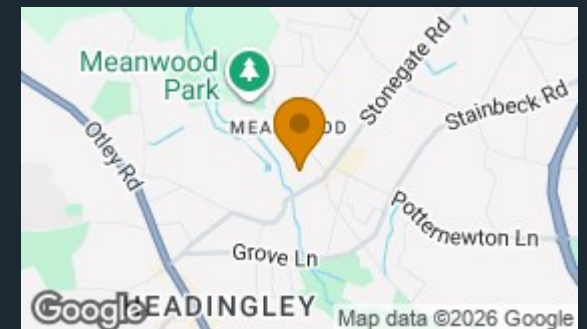
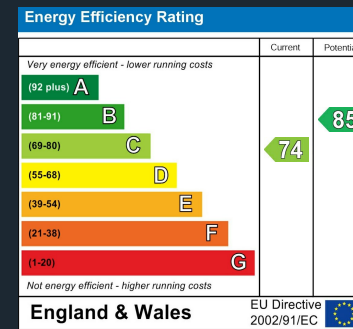




Total Area: 113.4 m² ... 1220 ft²
 All measurements are approximate and for display purposes only

Local Authority
 Leeds City Council

Council Tax Band
 C





Cornerstone Sales
13 Stonegate Road
Leeds
West Yorkshire
LS6 4HZ

Contact
0113 2745360
office@cornerstoneleeds.co.uk
www.cornerstoneleeds.co.uk