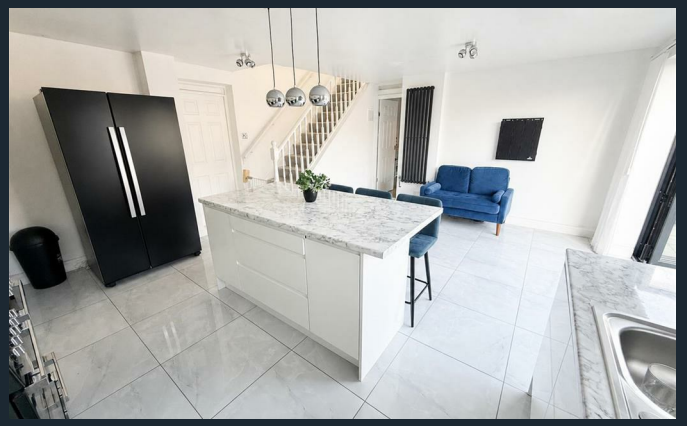
CORNERSTONE

1 Beckhill Gardens, Meanwood, Leeds, LS7 2SE



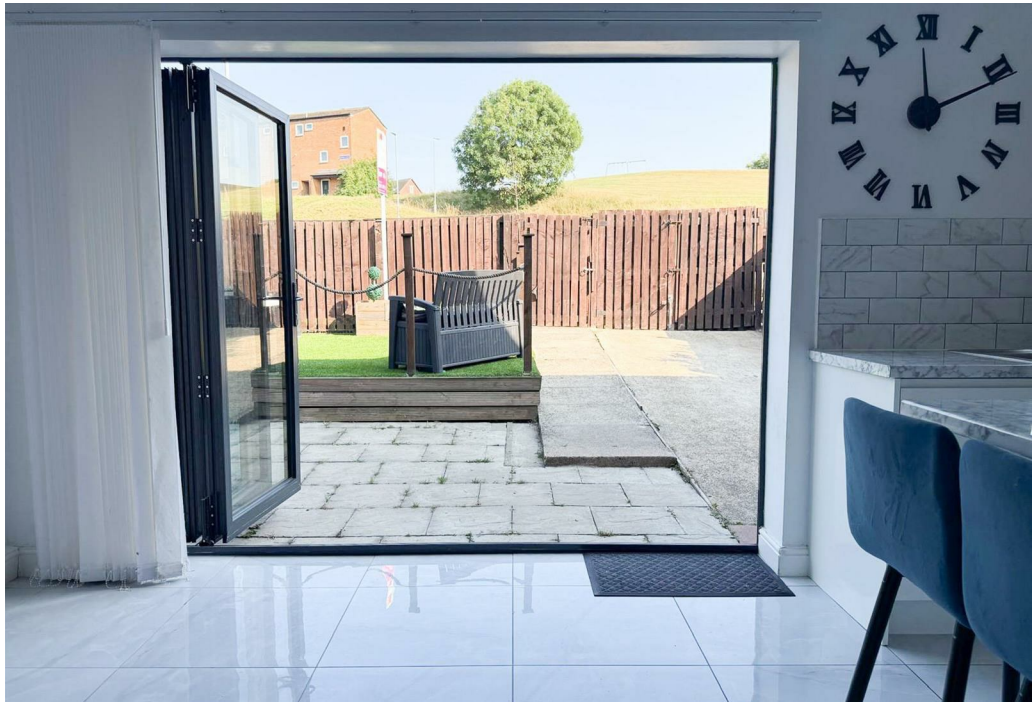




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1 Beckhill Gardens
Guide Price £240,000

Introudciton

Cornerstone are delighted to offer for sale this spacious and much-improved three-bedroom end terrace home, positioned between Meanwood and Chapel Allerton and within easy reach of Leeds City Centre. This home is also offered for sale with no onward.

The Home

The standout feature is the fantastic open-plan dining kitchen, which has been designed as the true heart of the home. Measuring approximately 18'2" by 15'11", this impressive space combines a contemporary fitted kitchen with a large central island, generous dining or seating area, and wide bi-folding doors opening directly into the garden. It is an excellent room for everyday family life, entertaining friends, or simply enjoying the connection between the house and outside space.

The kitchen is finished with modern white cabinetry, contrasting work surfaces, tiled flooring and a substantial island incorporating breakfast-bar seating. The bi-folding doors allow plenty of natural light into the room and create a seamless transition onto the patio and enclosed garden.

A separate sitting room provides a comfortable reception space. It is a well-proportioned room with space for a large sofa arrangement and further benefits from a sliding door opening into the garden.

The ground floor is completed by an entrance porch and useful internal storage.

On the first floor, the landing leads to three bedrooms and the house bathroom. The principal bedroom is a generous double room, with a good-sized second bedroom. The third bedroom is also a good size and would make an ideal child's bedroom, nursery, home office or dressing room.

The bathroom is finished with modern white tiling and comprises a bath with a rainfall-style shower above, a glazed shower screen, a wash basin with vanity storage and a low-level WC. A chrome heated towel rail, tiled flooring and walls complete the room.

Externally, the property continues to impress. The enclosed garden has been designed with low maintenance in mind and includes paved seating areas and artificial lawn set on a raised timber decked area, providing plenty of room for outdoor furniture, children's play equipment and summer entertaining.

A particularly valuable feature is the gated driveway, offering secure off-road parking immediately outside the property. This is a significant advantage for a home in such a convenient urban location.

The property also enjoys an open outlook towards the surrounding green space, helping the house feel brighter and less enclosed than many homes at this price point.

To the opposite side of the house there is a lawned garden.

Meanwood and Chapel Allerton

Beckhill Gardens occupies a convenient position between two of North Leeds' most popular neighbourhoods. Meanwood offers a lively community atmosphere with a growing selection of independent cafes, restaurants and bars, together with everyday shopping facilities including Waitrose and Aldi. Meanwood Park and The Hollies provide acres of woodland, parkland and walking routes, with access to the Meanwood Valley Trail. Directly across from the home at the top of the open grassland adjacent sits Windy Hill Park, which is elevated above this home. It offers the most amazing view across Leeds and beyond while serving as an excellent place for children to play.

Nearby Chapel Allerton is well known for its vibrant centre, where you can enjoy an excellent choice of independent shops, coffee houses, restaurants, traditional pubs and popular bars. The area has established itself as one of North Leeds' most desirable places to socialise, dine and spend leisure time.

The property is also well placed for local schools, regular public transport connections and access to the wider road network. Meanwood Road and Scott Hall Road provide straightforward routes towards Leeds City Centre, while the nearby Ring Road offers access across North Leeds and towards Harrogate and the surrounding motorway network.

Leeds City Centre

Leeds City Centre is within striking distance and is one of the major reasons this location appeals to professionals and families.

The city is a major centre for employment, particularly within the legal, financial, digital, healthcare, education and professional-service sectors. It also provides excellent shopping through Trinity Leeds, Victoria Leeds, the historic Victorian arcades and the city's many independent retailers.

Leeds has a thriving food and drink scene, ranging from independent cafes and street-food venues to award-winning restaurants, cocktail bars and traditional pubs. Its cultural offering includes theatres, live-music venues, museums and galleries, while major attractions include Leeds Art Gallery, Leeds City Museum, the Royal Armouries and the First Direct Arena.

The city centre is compact and highly walkable, combining impressive Victorian architecture with modern offices, retail destinations and a youthful atmosphere supported by its large student and graduate population. Leeds was also recognised as one of the UK's best places to live in 2026, with its economy, culture, shopping and food scene highlighted among its strengths.

No onward chain & To Summarise

The property is offered for sale with no onward chain. This means the owner is not relying on the purchase of another property before completing the sale, which can help create a shorter and less complicated transaction.

For first-time buyers, investors or purchasers working towards a particular moving date, a chain-free purchase can provide greater certainty and reduce the risk of delays caused by another transaction further up the chain.

At only £245,000, 1 Beckhill Gardens represents excellent value for a spacious three-bedroom home with a superb open-plan kitchen, bi-folding doors, a private garden and gated off-road parking in this increasingly popular North Leeds location.

Important Information

TENURE - Freehold

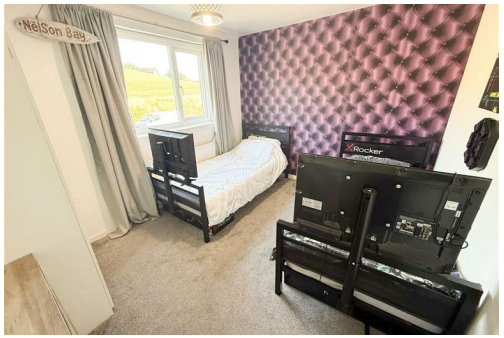
Council Tax Band A.

No Onward Chain.

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

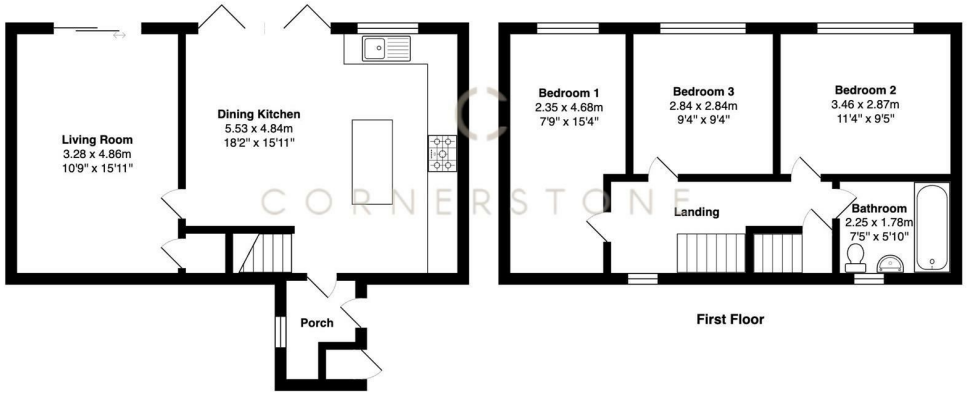












Total Area: 87.3 m² ... 939 ft²

All measurements are approximate and for display purposes only

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.

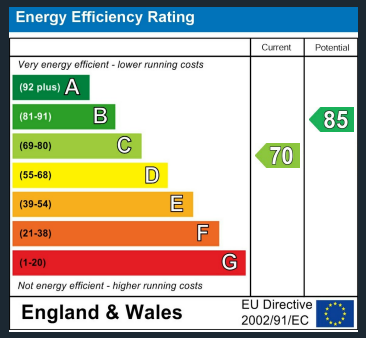
3. Measurements: These approximate room sizes are only intended as general guidance.

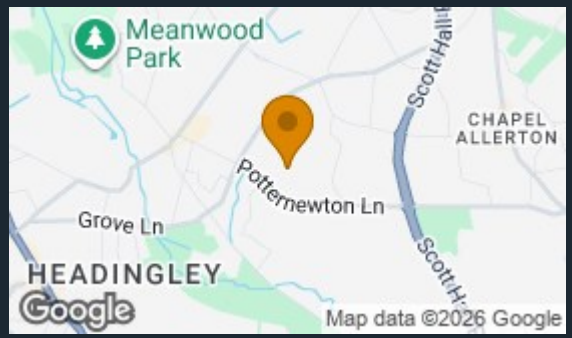
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

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.

Local Authority
Leeds City Council

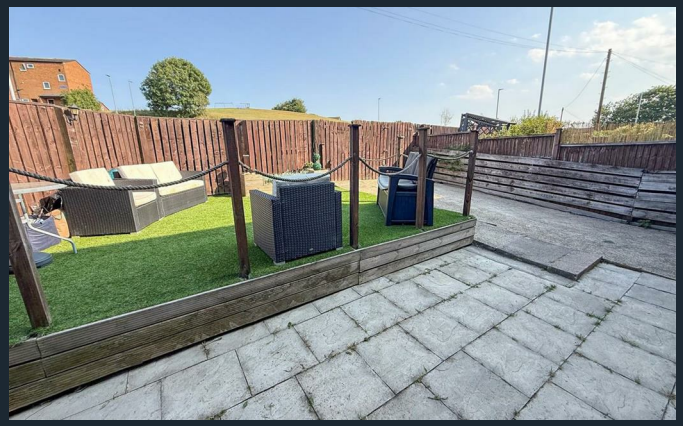
Council Tax Band
A





The Property Ombudsman







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