



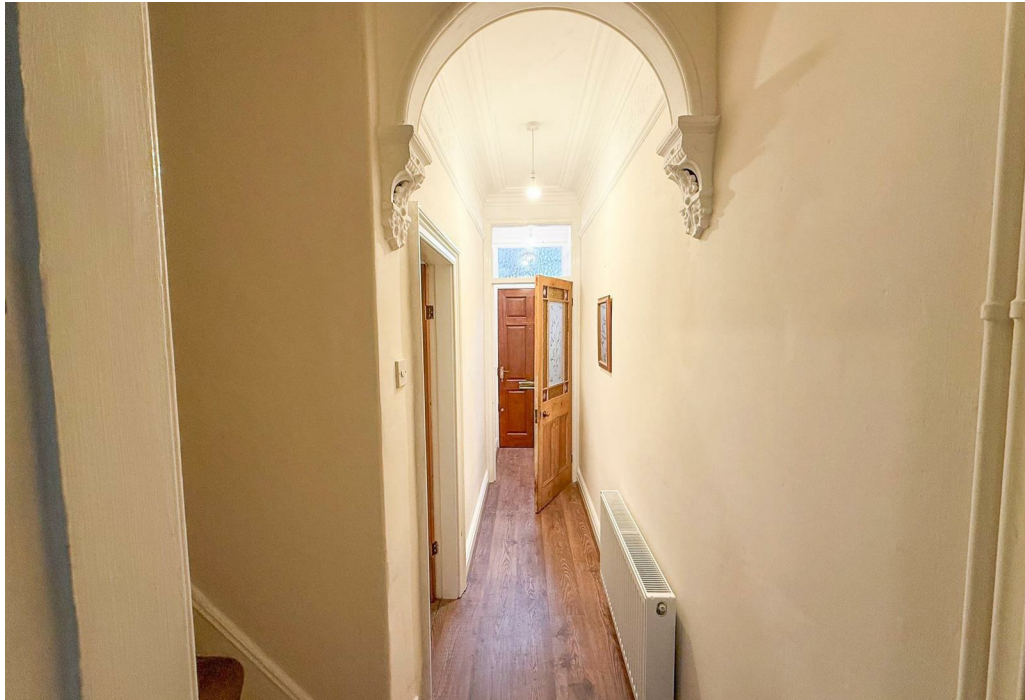
CORNERSTONE

# 412 Meanwood Road, Meanwood, Leeds, LS7 2LP



2 x | 4 x | 2 x | 2 x | E EPC





# 412 Meanwood Road

## Guide Price £290,000

### Introduction

The first viewings for this fantastic home will take place on the 30th May 2026 by appointment only.

Situated along Meanwood Road, a road connecting Leeds city centre with the ever-popular suburb of Meanwood, this substantial four-bedroom through Victorian terrace offers an exciting opportunity to acquire a spacious and characterful period home in an exceptionally convenient location. Built around 1880, the property beautifully combines classic Victorian charm with a practical and versatile layout suited perfectly to modern living.

Offered to the market with no onward chain, the purchase process has the potential to be smoother and quicker for buyers, with fewer links involved reducing the likelihood of delays or complications during the transaction.

### The Home

The property enjoys a commanding position on Meanwood Road, giving excellent accessibility both into Leeds city centre and the thriving centre of Meanwood. Behind the fenced front garden, a pathway leads to the timber entrance door which opens into a neutrally decorated entrance vestibule. From here, a glazed timber door leads through into a spacious hallway, immediately showcasing the wonderful character this impressive home has to offer. Deep ornate coving, generous ceiling heights and tasteful neutral decor create a welcoming first impression, while the hallway provides access to the sitting room, staircase to the upper floors and the open-plan kitchen diner.

The sitting room is a fantastic reception space full of natural light and period charm. The large double glazed bay window overlooks the front garden and allows light to pour into the room, while the impressive ceiling height and ornate coving create an elegant Victorian feel. A charming fireplace provides a lovely focal point, helping to create a warm and inviting atmosphere ideal for relaxing or entertaining.

To the rear of the property, the open-plan kitchen diner perfectly caters for contemporary family life. The room continues the period feel of the home with high ceilings and decorative coving while simultaneously offering a more modern style through the sleek white kitchen units and practical layout. The kitchen comprises an oven, gas hob with extractor hood above and a stainless steel sink positioned beneath two double glazed windows which enjoy a pleasant leafy view and down on to the rear garden. Another ornate fireplace enhances the room further, helping blend character with practicality in this superb everyday living space.

A second timber door opens to the lower ground floor which provides excellent additional accommodation and versatility. Currently utilised as a reception and recreational area, this floor could easily suit a variety of uses including a cinema room, games room, home office, gym or occasional guest accommodation. There is also a useful storeroom, a utility room with direct access into the rear garden and a bathroom fitted with a bath and shower over, pedestal wash basin and a toilet. Please note these fantastic rooms on the lower ground floor created over a decade ago do not have building regulation sign off.

The rear garden is an attractive aspect of the home and provides a surprisingly peaceful outdoor environment considering the property's highly convenient position. The space is enclosed, relatively private and low maintenance, making it perfect for sitting out during the warmer months, entertaining guests or enjoying a summer barbeque. Beyond the rear boundary lies the greenery of Meanwood Valley Urban Farm and mature trees which together create a superb green backdrop and a far more tranquil outlook than one might expect from such a central and well-connected location.

The first floor comprises a spacious landing with a built-in storage cupboard, a generous principal bedroom, a second double bedroom and the main house bathroom.

The second floor continues to impress with two further excellent-sized bedrooms, both benefitting from skylight windows which flood the rooms with natural light.

### The Location

The location is one of the property's strongest features. Positioned directly opposite the Woodhouse Ridge, residents have access to this picturesque natural space being just on the doorstep. Woodhouse Ridge is a beautiful stretch of mature woodland and scenic walking trails which follows the Meanwood Beck through the valley, providing an ideal setting for walking, running, cycling or simply escaping into nature.

Meanwood itself has become a very desirable suburb thanks to its balance of urban convenience and green surroundings. The area boasts a fantastic selection of amenities including a Waitrose & Partners Meanwood, an Aldi at the Northside Retail Park and a wide variety of independent cafes, bars, pubs and restaurants which contribute to Meanwood's thriving community atmosphere. Nearby Meanwood Park provides expansive green open space with a beautiful beck flowing through it, making it a popular destination for families, and outdoor enthusiasts alike.

For commuters and those wanting direct access into the city, the property's position on Meanwood Road is ideal. Frequent bus services run virtually on the doorstep while cycling and walking routes allow easy travel into the city centre. Leeds itself continues to be one of the UK's most vibrant and fastest growing cities, renowned for its impressive shopping facilities including Victoria Leeds, highly regarded universities, thriving business district, extensive food and drink scene and energetic nightlife. The city also offers an excellent cultural scene with theatres, galleries, live music venues and sporting facilities helping make Leeds an increasingly attractive place to live and work.

Parking is available on-street to the front of the property via permit parking. To the rear is Back Ridge View, which we understand to be an unadopted lane/road.

### To Conclude

To conclude a substantial and character-filled Victorian home offering spacious accommodation across four floors, wonderful period charm, a surprisingly green outlook and an exceptionally convenient South Meanwood position. Viewing is highly recommended to fully appreciate everything this impressive property has to offer.

### Important Information

TENURE - Freehold

Council Tax Band B.

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 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).

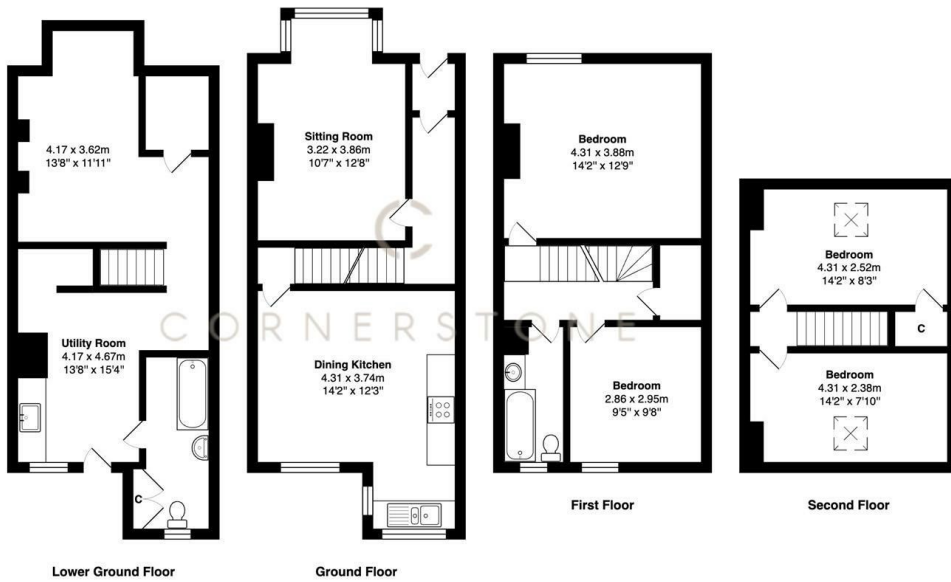
2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property, and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

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.

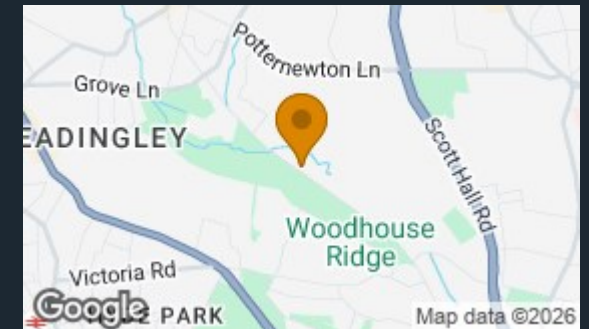
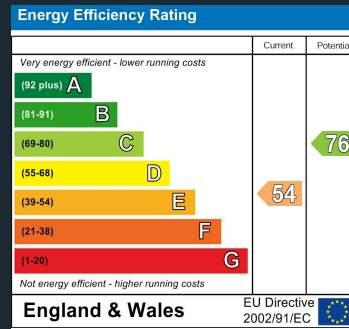




Total Area: 144.7 m<sup>2</sup> ... 1557 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

Local Authority  
 Leeds City Council

Council Tax Band  
 B





Cornerstone Sales  
13 Stonegate Road  
Leeds  
West Yorkshire  
LS6 4HZ

Contact  
0113 2745360  
[office@cornerstoneleeds.co.uk](mailto:office@cornerstoneleeds.co.uk)  
[www.cornerstoneleeds.co.uk](http://www.cornerstoneleeds.co.uk)