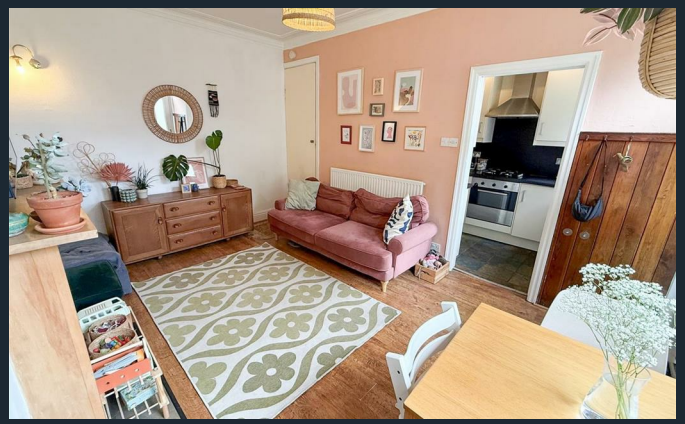
CORNERSTONE

16 Wharfedale Grove, Meanwood, Leeds, LS7 2LQ



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16 Wharfedale Grove
Guide Price £199,950

Introduction

Best and finals deadline: 12:00pm Wednesday 15th July 2026

Cornerstone are delighted to offer for sale this charming two-bedroom Edwardian mid back-to-back terrace, built circa 1905 and positioned within a quiet cul-de-sac on the southern edge of Meanwood.

Full of warmth, character and personality, this lovely home offers accommodation arranged over four floors, including a useful cellar, a generous sitting & dining room, two spacious bedrooms and a delightful front garden. The property also benefits from permit street parking, helping to keep the street quieter and more convenient for residents.

The Location

Wharfedale Grove is a fantastic location for buyers wanting the best of both worlds. Set at the very south side of Meanwood, the property is ideally placed for commuting into Leeds City Centre, which is approximately two miles away, while still being close enough to enjoy everything Meanwood has to offer just up the road. Meanwood's cafes, bars, restaurants, shops, Waitrose, Aldi, Northside Retail Park and leisure amenities are all within easy reach, making this a brilliant position for first-time buyers and professionals.

The location also serves Headingley, Woodhouse and the University of Leeds extremely well. The University is easily accessible through Woodhouse, while Headingley's popular shops, bars, restaurants and sports grounds.

One of the standout lifestyle features of this home is its setting next to Woodhouse Ridge. Sitting above the property, the Ridge provides beautiful green space, mature woodland, walking routes and a lovely natural escape so close to the city. From the bedroom windows, there are also attractive views towards the fields and greenery of Meanwood Urban Valley Farm, giving the home a far more open and leafy feel than many properties so close to Leeds City Centre.

The Home

Internally, the accommodation is both charming and practical. You enter into a welcoming sitting & dining room which is tastefully presented and full of character. The room enjoys a cosy yet stylish feel, with attractive décor, a feature fireplace and useful alcove spaces. There is ample space for sitting and dining, making it a sociable room for everyday living.

The kitchen which is accessed with ease from the sitting & dining room is fitted with a range of modern units, work surfaces, an integrated oven and hob, inset sink and space for appliances such as a free standing fridge freezer. From the kitchen, stone steps lead down to the cellar, which provides excellent additional storage. The washing machine located in the cellar and also included within the sale. The cellar also has a frosted window for natural light.

To the first floor, there is a generous double bedroom, beautifully presented and benefitting from good natural light. Also on this level is a stylish bathroom which has been finished with a lovely mix of colour and character. The bathroom comprises a bath with shower over, WC and wash basin, complemented by tasteful tiling.

The second floor has another impressive bedroom. This is a fantastic space with generous proportions, characterful sloping ceilings, exposed floorboards and built-in storage. The elevated position also allows for lovely outlooks across the surrounding rooftops and towards the greenery beyond, including the fields of Meanwood Urban Valley Farm and the Woodhouse Ridge.

The Garden

Externally, the property enjoys a charming front garden. This space is full of personality, with paved seating areas, planted borders and space to sit out and enjoy the surroundings. It provides a wonderful extension of the home, ideal for relaxing, pottering with plants or enjoying a morning coffee.

The City Of Leeds

Leeds City Centre remains one of the most popular and vibrant cities in the UK, offering an excellent range of shopping, restaurants, bars, theatres, music venues, universities, hospitals and major employers. Leeds Railway Station provides superb regional and national rail links, making this property especially convenient for those who want city access without sacrificing nearby green space and a local community feel.

To Conclude

Overall, this is a wonderful opportunity to purchase a characterful Edwardian home in a highly convenient and increasingly popular part of South Meanwood. With two bedrooms, a useful cellar, permit parking, a charming garden and access to some of Leeds' most popular green spaces, viewing is highly recommended.

Important Information

TENURE - Freehold

Council Tax Band A.

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.

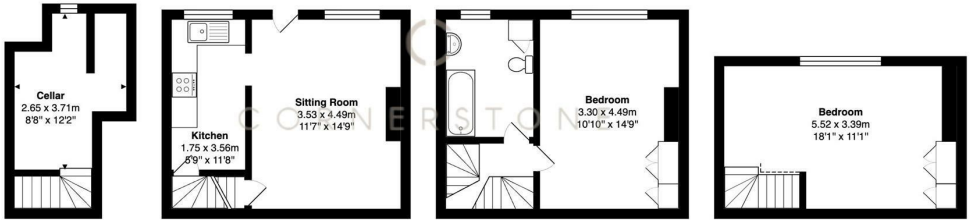
Please note: Where we have knowledge or suspicion that a transaction involves criminal property or money laundering, we are legally required to make a report to the National Crime Agency (NCA).

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.

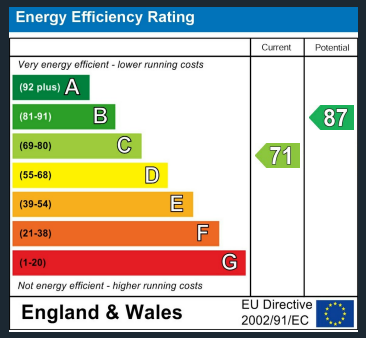


Total Area: 77.6 m² ... 835 ft²

All measurements are approximate and for display purposes only

Local Authority
Leeds City Council

Council Tax Band
A



The Property Ombudsman

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