



CORNERSTONE

# 10 Sandfield Garth, Meanwood, Leeds, LS6 4JL



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# 10 Sandfield Garth

## Guide Price £265,000

### The Home

The First Viewings Are Saturday 21st March 2026 and Sold With No Onward Chain.

Cornerstone are delighted to offer for sale this charming two-bedroom end terrace home, believed to have been constructed around 1983 and occupying an enviable position within a highly desirable cul-de-sac in the heart of Meanwood. Elevated above the surrounding area, the property enjoys wonderful far-reaching views down and across Meanwood, creating a sense of openness that is rarely found within such a convenient residential location.

Sandfield Garth is a particularly sought-after setting, appreciated for its peaceful atmosphere while still being within comfortable walking distance of the vibrant centre of Meanwood. The property benefits from a garage, with additional on-street parking available within the cul-de-sac itself.

Approaching the home, a pathway with a small number of steps leads down to the front door. The path also continues down the side of the property, providing access to the rear garden. At the back of the home, you will find a pleasant patio seating area, perfect for relaxing or entertaining during the warmer months. From the patio, a number of steps lead up to a sliding patio door which opens directly into the sitting room, creating a lovely connection between the indoor and outdoor living spaces.

Entering through the front door, you are welcomed into a practical entrance vestibule, providing useful space for coats and shoe storage. From here, a door opens into the kitchen diner.

The kitchen diner is decorated in a stylish yet neutral tone, creating a bright and inviting environment. The space offers a generous range of fitted cupboards complemented by contrasting worktops and tiled splashbacks. A one-and-a-half stainless steel sink with a drainer is positioned beneath a large double-glazed window, allowing plenty of natural light while offering a pleasant outlook over and up the front garden. The kitchen utilities comprise an oven, a four-ring gas hob, space for a freestanding fridge freezer, and space with plumbing for a washing machine. A door from the kitchen leads through to the sitting room.

The sitting room is well presented and provides a comfortable and welcoming space to relax. A premium wood-effect floor adds warmth and character, while the sliding patio door allows natural light to pour in and provides direct access to the rear garden, with steps down to the patio. A staircase rises from this room to the first-floor landing.

Upstairs, the landing benefits from a double-glazed window which allows natural light to fill the landing and also provides a pleasant outlook. Doors from the landing lead to two bedrooms and the bathroom.

The principal bedroom, located to the rear of the property, enjoys truly spectacular far-reaching views across Meanwood, taking full advantage of the home's elevated position. Waking up to this outlook is a real highlight of the property and gives the room a wonderfully peaceful feel.

The front bedroom is also a good size and benefits from a built-in storage cupboard, making it a versatile space that could serve equally well as a bedroom, home office, or guest room.

The bathroom is well presented and predominantly tiled. It comprises a bath with a rainfall-style shower over, a toilet, and a wall-mounted wash basin, offering a clean and modern finish.

## The Location

The location of Sandfield Garth is truly exceptional. Residents are within easy walking distance of the centre of Meanwood, a suburb that has become highly desirable thanks to its vibrant community atmosphere and excellent amenities. Here you will find both Waitrose & Partners and Aldi, alongside a wide range of independent shops, cafés, restaurants, bars and traditional pubs that give Meanwood its distinctive character.

Nature lovers will also appreciate the close proximity to Meanwood Park, a beautiful stretch of woodland and parkland that is perfect for walking, running or simply enjoying time outdoors.

Just a short distance away lies the ever-popular suburb of Headingley, renowned for its lively atmosphere and diverse range of amenities. Headingley offers an excellent selection of restaurants, cafés, bars, boutique shops and supermarkets, as well as popular entertainment venues and sporting attractions, making it a vibrant hub for residents and visitors alike.

The property is also ideally positioned for access to Leeds, with the bustling Leeds City Centre located only a short journey away. The city centre offers an outstanding array of amenities, including brilliant shopping opportunities at Trinity Leeds and Victoria Leeds, which includes a John Lewis & Partners alongside theatres, galleries, museums, an impressive restaurant scene and a large financial and business district. This makes the property particularly attractive for professionals and commuters seeking easy access to the city while enjoying a vibrant but quieter residential setting.

The property is also surrounded by some excellent schools.

Combining a sought-after location, attractive views, practical living space and excellent access to both green space and city life, this delightful home represents a fantastic opportunity for first-time buyers, young professionals, or those looking to downsize within one of Leeds most popular suburbs.

A viewing is highly recommended to fully appreciate everything this lovely home and its superb location have to offer.

## Important Information

TENURE - Freehold

Council Tax Band B.

Sold With 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 £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.





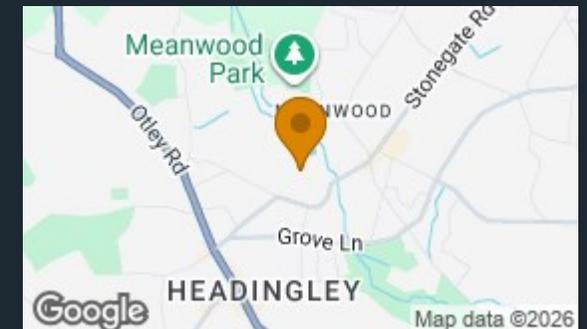
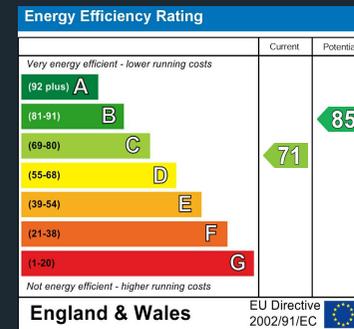
Total Area: 61.5 m<sup>2</sup> ... 661 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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.

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