CORNERSTONE

60 Parkland Drive, Meanwood, Leeds, LS6 4PP

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60 Parkland Drive
Guide Price £325,000

Introduction

The first viewings will be carried out Saturday 1st August 2026.

Cornerstone are delighted to offer for sale this extended three bedroom semi detached home with no onward chain, positioned on the attractive and tree lined Parkland Drive in Meanwood.

Owned by the same family for more than 40 years, this has clearly been a great home and now presents its next owner with an exciting opportunity to update, modernise and create something truly special.

The property occupies a generous plot and offers approximately 1,077 sq. ft. of accommodation. A ground-floor extension, completed around 1984, has significantly increased the living space and helped create a brilliant layout for family life.

Although the property requires modernisation, its size, location, driveway and garden make it a truly great opportunity. Offered for sale at £325,000 and with no onward chain, this is an excellent chance to acquire a substantial family home on one of the area's established residential streets.

The Home

The accommodation begins with an entrance hallway providing access to the ground-floor rooms and the staircase to the first floor.

To the front is a separate sitting room, benefitting from a large bay window which allows plenty of natural light into the space. An attractive feature fireplace creates a traditional focal point and the room provides a comfortable and private area away from the larger family living space.

The second reception room is particularly impressive. Extended to the rear, it creates a substantial sitting and dining area. There is ample room for both lounge and dining furniture, while a large sliding patio door opens directly onto the rear garden.

The separate kitchen is also a generous size and currently incorporates a breakfast or informal dining area. It is fitted with a range of cabinets, work surfaces, a gas hob, double oven and space for appliances. A side entrance provides convenient access to the driveway and the gardens.

The first-floor landing leads to three bedrooms and the house bathroom. Above the landing is a loft hatch with a pull down ladder giving access to the loft which has a light.

The principal bedroom is a spacious double room with an extensive range of fitted wardrobes and storage. The second bedroom is another good-sized double, also benefitting from fitted wardrobes, while the third bedroom would make an ideal child's room, nursery or home office.

The bathroom is fitted with a paneled bath, pedestal wash basin and toilet. Like the remainder of the property, it offers an opportunity for the new owner to introduce their own preferred finish and style.

Gardens and Driveway

Externally, the property occupies an excellent plot.

To the front is a gated driveway providing off-road parking, together with a paved garden area and mature planting. The driveway continues along the side of the house, creating useful access to the rear.
The rear garden is a particularly valuable feature. It is a good length and includes a paved seating area, established trees, and a timber garden shed.

Life in Meanwood & Leeds

Parkland Drive is an attractive, established residential street situated between Meanwood and Moortown. The area is especially popular with families and professional buyers due to its leafy surroundings, excellent everyday amenities and convenient access to both countryside-style walks and Leeds City Centre.

Meanwood offers an excellent selection of independent cafes, bars, restaurants and traditional pubs, alongside convenient shopping facilities. Waitrose is situated on Green Road, Aldi at the Northside Retail Park and the Sainsbury's superstore at the Moor Allerton Centre are also within easy reach.

David Lloyd Leeds is located nearby on Tongue Lane and offers a gym, indoor and outdoor swimming pools, exercise classes, tennis courts, family facilities and spa amenities.

One of the greatest attractions of living in Meanwood is the abundance of green space. Meanwood Park, The Hollies and the wider Meanwood Valley provide woodland, meadows, watercourses and walking routes that create a wonderful escape from city life. The Meanwood Valley Trail links the area towards Woodhouse Moor in one direction and Golden Acre Park in the other.

Families also have access to a selection of local schools, including Meanwood Church of England Primary School, St Urban's Catholic Primary School on Tongue Lane and Carr Manor Community School. School admissions and individual catchment areas should always be checked directly with Leeds City Council.

Leeds City Centre is easily accessible and continues to attract people with its employment opportunities, universities, cultural venues, theatre, live entertainment, restaurants and renowned shopping. Its combination of major retailers, independent businesses, Victorian arcades and a thriving food scene makes it one of the most exciting and convenient regional centres in the north of England.

To Conclude

The property is offered for sale with no onward chain. This means the owners are not dependent upon purchasing another property before the sale can proceed, helping to create a simpler transaction and potentially allowing the successful buyer to move forward more quickly.

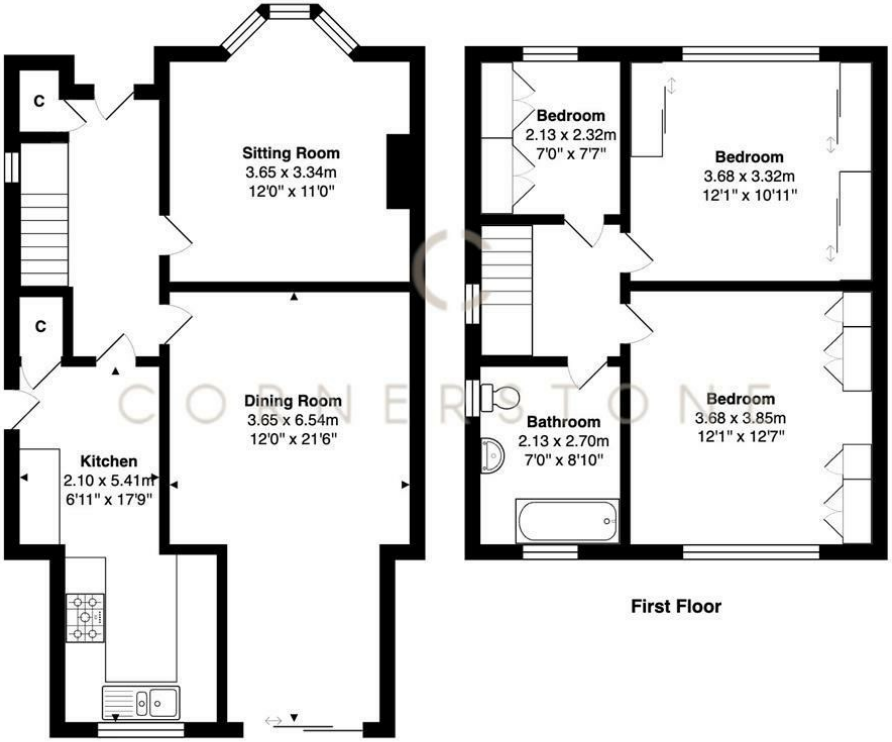
An extended family home, on a generous plot, in a superb Meanwood location — ready for its next chapter.

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.



First Floor

Ground Floor

Total Area: 100.1 m² ... 1077 ft²

All measurements are approximate and for display purposes only

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.

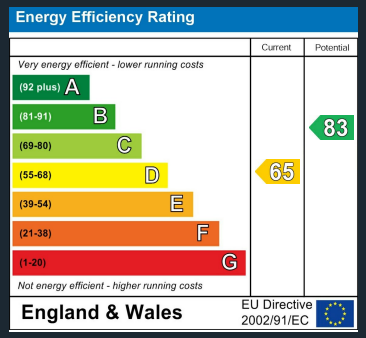
3. Measurements: These approximate room sizes are only intended as general guidance.

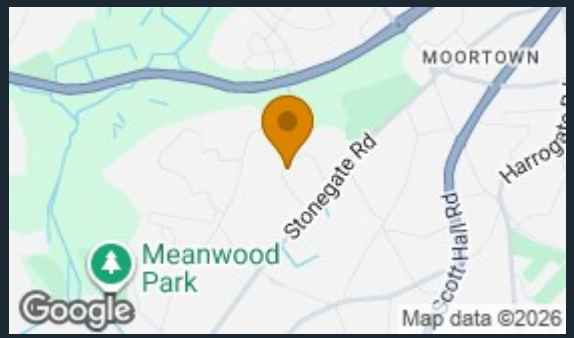
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

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
C





The Property Ombudsman

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