



CORNERSTONE

Castle Grove Drive, Far Headingley, Leeds



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6 Castle Grove Drive

Guide Price £420,000

Introduction

Cornerstone are delighted to offer for sale this truly special three-bedroom semi-detached home with no onward chain, set on the leafy and highly sought-after Castle Grove Drive, Far Headingley.

The first viewings take place Saturday 9th May 2026 by appointment.

A Stunning Home In a Prime Location

This beautiful property occupies a fantastic position on a quiet, green street opposite Cottage Road—home to the oldest cinema in Leeds—adding a touch of charm and heritage right on your doorstep. The setting perfectly captures the character and appeal that make Headingley one of Leeds' most desirable suburbs.

Headingley is renowned for its vibrant yet relaxed lifestyle. It offers a superb mix of independent cafés, popular bars, restaurants, and traditional pubs, alongside excellent schools and green spaces. Whether you're looking for a lively social scene or a peaceful place to unwind, Headingley strikes the balance effortlessly.

Being just moments from Otley Road is another major advantage. This key route provides direct and convenient access into Leeds City Centre, making commuting simple while also linking easily to the Leeds Ring Road for wider travel across the region.

Why This Location Works So Well

Just a short distance away, Meanwood adds even more to the appeal. This increasingly popular suburb is known for its strong community feel and excellent amenities, including a Waitrose & Partners supermarket and the ever-popular Meanwood Park—perfect for walks, outdoor activities, and relaxing weekends. Meanwood blends urban convenience with a village-like atmosphere, making it a favourite among buyers.

Meanwhile, Leeds City Centre continues to thrive as one of the UK's most dynamic cities. It offers world-class shopping, a diverse food and drink scene, cultural attractions, and major business hubs. From high-end retail in the Victoria Quarter to waterfront dining and entertainment, Leeds delivers something for everyone.

The Home

Approached via a driveway, the entrance to this lovely home is located at the side. A UPVC door opens into a charming and welcoming hallway, neutrally decorated and featuring a combination of tiled and exposed timber flooring.

From here, the hallway leads to:

- A stylish sitting room
- Ground floor WC with storage
- Staircase to the first floor
- And a door opens, with glazed panels, into a spectacular open-plan kitchen diner

Sitting Room

A warm and inviting space, the sitting room is beautifully presented in neutral tones. A large double-glazed window to the front elevation floods the room with natural light while offering views over the cottage-style front garden and leafy surroundings beyond. A log-burning stove provides a focal point and adds both character and comfort, complemented by rustic shelving and a wood-effect floor—creating a cosy yet refined atmosphere.

Open-Plan Kitchen Diner – The Heart of the Home

Without question, the standout feature of this property is the breath taking open-plan kitchen diner. This impressive space boasts:

- A high mono-pitch ceiling with a Large skylight
- Bi-folding doors opening onto the rear garden
- Exposed timber flooring

The contemporary kitchen, installed in 2023, is finished in a sleek white design with Silestone worktops and ample storage. It includes: Integrated oven, Gas hob with extractor, Inset sink beneath a window, Space for a fridge freezer, dishwasher, and washing machine

This layout is perfectly suited to modern living. Open-plan spaces like this are highly sought after because they create a sociable environment where cooking, dining, and relaxing all flow together. It's ideal for entertaining guests, spending time with family, or simply enjoying a bright and spacious everyday living area.

First Floor

The landing features a painted timber floor and provides access to all three bedrooms, the family bathroom, and a pull-down ladder to a partially boarded loft.

- Principal Bedroom: A generous double room with neutral decor, a white timber floor, and a large window overlooking uninterrupted greenery—offering a peaceful outlook.
- Bedroom Two: A well-proportioned room with exposed timber flooring and neutral styling.
- Bedroom Three: A versatile space ideal as a nursery, home office, or playroom.
- Family Bathroom: A beautifully presented bathroom, mostly tiled and fitted with a Bath with shower over, pedestal wash basin, toilet, and chrome towel radiator. A frosted window allows natural light in, while large mirrors enhance the sense of space.

Outdoor Space

The rear garden enjoys a south-west facing aspect, making it perfect for those who love sunshine. The paved design keeps maintenance to a minimum while offering an ideal setting for outdoor dining, entertaining, or relaxing. A pathway up the side of the property leads to a large storage shed and a side gate to the driveway.

Garden Rooms/Outbuilding

One of the most exciting features of this home is the exceptional insulated garden rooms/outbuilding with double glazing. This versatile space includes: An upper-level office accessed via French doors from the patio, A lower-level room accessible internally or externally and both have power and lighting throughout. Garden rooms have become increasingly popular in recent years, particularly with the rise of home working and flexible lifestyles. They offer a valuable additional space separate from the main house—perfect for a home office, gym, studio, or hobby room—without sacrificing indoor living space.

Important Information

TENURE - Freehold

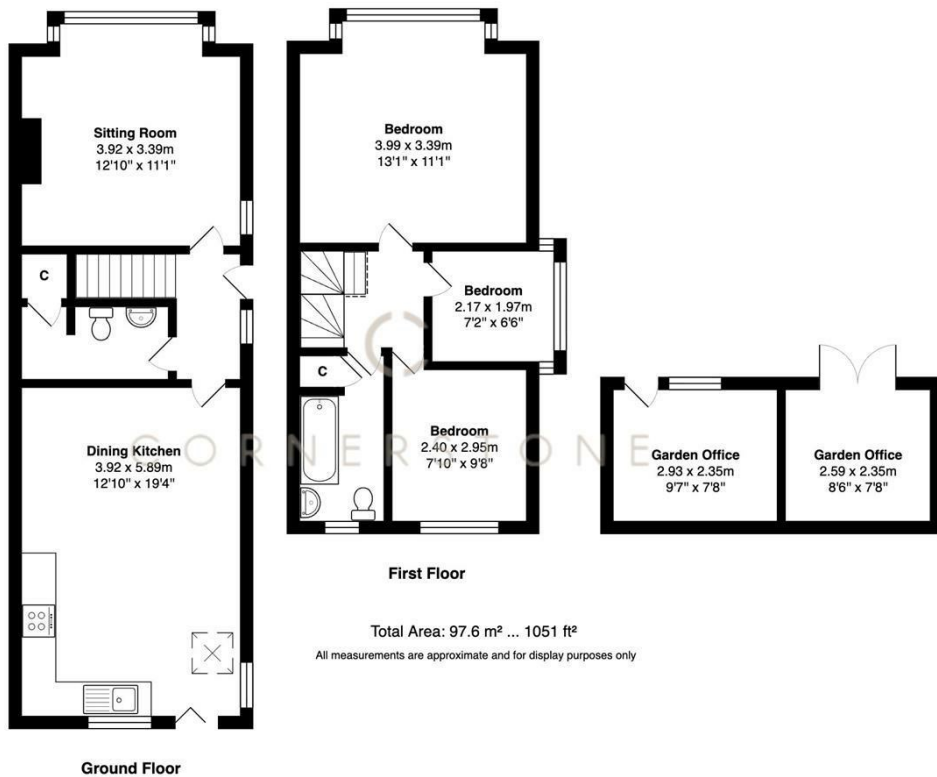
Council Tax Band C.

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 giftors) 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 giftors. 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).



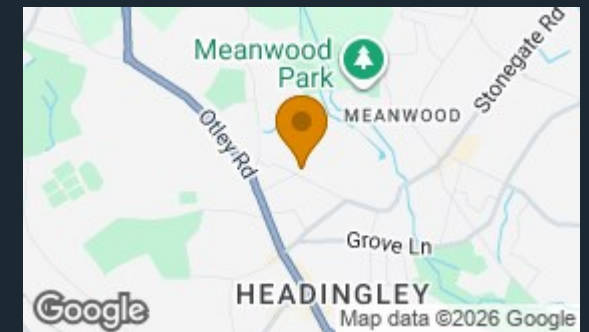
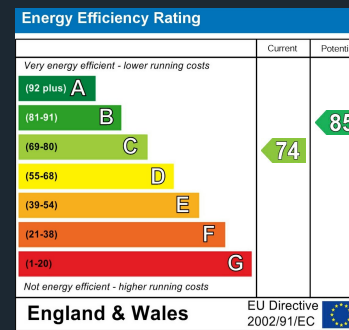


2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property, and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

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.

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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