



CORNERSTONE

# 21 Alder Hill Grove, Meanwood, Leeds, LS7 2PT



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# 21 Alder Hill Grove

## Guide Price £400,000

### Introduction

Set within the highly sought-after suburb of Meanwood, 21 Alder Hill Grove presents a great opportunity to acquire a beautifully styled and thoughtfully improved family home.

### The Location

The location is exceptionally well placed for everyday convenience and lifestyle living. Carr Manor Community School, rated Outstanding by Ofsted, is only moments away, making this a great setting for growing families. Daily essentials are effortlessly catered for with a nearby Sainsbury's Local, while the surrounding area is home to some of the most popular independent eateries and pubs, including Culto and The Beck and Call, both just a short stroll from the property.

The vibrant centre of Meanwood itself is within easy walking distance and offers an excellent mix of independent cafes, bars, restaurants and shopping amenities, including Waitrose & Partners and Aldi. The area continues to grow in popularity thanks to its perfect balance of green space, social scene and accessibility. One of Meanwood's greatest attractions is Meanwood Park, a beautiful and tranquil parkland setting offering scenic woodland walks, open green spaces and the picturesque Meanwood Beck flowing through its heart. The park is ideal for dog walkers, runners, families and anyone seeking a peaceful escape from city life whilst still being close to excellent amenities.

For commuters and city lovers alike, this location offers excellent access into Leeds City Centre, one of the UK's most exciting cities. Leeds is celebrated for its thriving financial and professional sectors, excellent employment opportunities and first-class shopping, including the stunning Victoria Quarter and Trinity Leeds. The city also boasts an outstanding culinary scene, renowned nightlife, theatres, galleries and cultural venues, making it one of the North's most desirable places to live.

## The Home

The property itself is beautifully presented throughout and immediately impresses with its stylish interiors and carefully considered finishes. The welcoming entrance hallway sets the tone perfectly, featuring elegant tiled flooring, attractive wall panelling with inset spotlights to the ceiling, creating a sophisticated first impression. The hallway provides access to the sitting room, the open plan kitchen diner and the staircase to the first floor.

The sitting room is a particularly charming and inviting space, stylishly decorated and centered around a wonderful log burning stove that creates a cosy focal point. A commanding double glazed bay window overlooks the front garden and allows natural light to flood the room.

To the rear of the property is the truly impressive open plan kitchen diner, undoubtedly one of the standout features of the home. Beautifully designed with a stunning herringbone floor and elegant dark blue cabinetry complemented by crisp white quartz worktops, this space perfectly combines style and practicality. The kitchen comprises an inset twin Belfast sink positioned beneath a large double glazed window overlooking the south east facing rear garden, integrated dishwasher, integrated oven with hob above that has a tiled splash back, extractor hood and integrated fridge freezer. The room further benefits from an under stairs pantry cupboard, a side access door leading onto the driveway and double glazed French doors opening directly onto the rear garden, wonderfully connecting indoor and outdoor living spaces and creating the perfect environment for entertaining or family life.

The first floor continues the home's stylish presentation. A bright landing features a large frosted double glazed window that allows natural light to pour through the space and provides access to three well-proportioned bedrooms and the house bathroom.

The principal bedroom is beautifully finished in contemporary tones and enjoys a lovely double glazed bay window to the front elevation alongside a fitted wardrobe, creating a calm and elegant retreat. The second bedroom is another generous double room, tastefully decorated and benefitting from two double glazed windows overlooking the rear garden, filling the room with natural light. The third bedroom is an excellent size for a third room and offers fantastic flexibility as either a bedroom, nursery or home office, again finished in stylish tones with a double glazed window to the front elevation.

The bathroom is particularly impressive, boasting a modern yet timeless design with neutral and trendy finishes throughout. It comprises a bath with rain dance shower over and glass screen, wash basin, WC and heated towel radiator. A frosted double glazed window provides natural light, whilst an airing cupboard houses the property's boiler.

## The Exterior

To the front there is a lawned garden with planted borders creating attractive kerb appeal, alongside a driveway and porch canopy over the entrance door. The driveway continues along the side of the property, providing access into the kitchen diner and extending into the delightful south east facing rear garden.

The rear garden offers a wonderful private outdoor space, perfectly suited to both relaxing and entertaining during the warmer months. A patio seating area provides the ideal spot for outdoor dining and enjoying the sunshine, whilst the lawn is beautifully framed by planted borders. Tucked into the corner of the garden is a charming timber summer house, ideal for relaxing whilst enjoying the garden or alternatively providing excellent additional storage space.

## To Conclude

21 Alder Hill Grove is a truly special home that effortlessly combines stylish modern living with a warm and homely atmosphere, all positioned within one of North Leeds desirable locations.

## 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 giflor) 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 giflor(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.

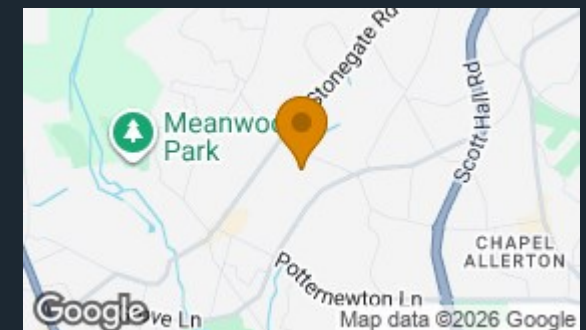
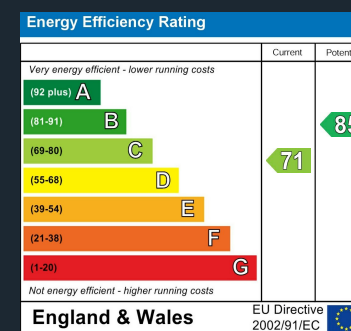


Total Area: 88.5 m<sup>2</sup> ... 953 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Local Authority  
Leeds City Council

Council Tax Band  
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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)