



CORNERSTONE

7 Holmwood Drive, Meanwood, Leeds, LS6 4NF



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7 Holmwood Drive

Guide Price £349,950

Cornerstone are delighted to offer for sale with no onward chain, this spacious and extended three-bedroom semi-detached property located in the popular suburb of Meanwood.

This property is only a short distance to: the centre of Meanwood, Meanwood Park, The Hollies, David Lloyd Leisure Club and many shopping amenities. To only name a few, these include a Waitrose, Aldi and a Sainsbury's super market at the nearby Moor Allerton retail park. A number of reputable schools, a good selection of cafes, bars, pubs and restaurants are all located throughout Meanwood.

The location of this property gives easy access to the ring road and Leeds city centre. It has great public transport links with a bus stop located a moment's walk from the property found - on Church Lane.

The accommodation to the ground floor comprises a hallway, sitting room, dining room, sun/garden room, kitchen, utility area and a ground floor W.C.

The first floor comprises a landing, three bedrooms and a bathroom. The property also has a loft accessed by a pull down ladder.

Externally the house is situated on a good sized plot with a front garden, large driveway (leading to a commanding detached garage) and a rear garden.

This brilliant home will appeal to a range of purchasers - especially those looking for a great family home in a great location.

Hallway

A couple of steps lead up to the front timber door from the driveway. Through the timber door you enter into a neutrally decorated hallway with inset spot lights and a lovely floor. The hallway leads to the sitting room, kitchen and the staircase to the first floor.

Kitchen

The kitchen has plenty of cupboards finished in cream with a contrasting worktop. The kitchen utilities comprise a one and a half stainless steel sink with drainer, integrated oven, four ring gas hob with an extractor hood above, an integrated fridge freezer and space for a dish washer is present. The kitchen has a large window which looks out onto the driveway. A door is present to lead into the utility area.

Utility Area

The utility area has space for a washer dryer with a worktop above and a window that looks out onto the driveway. The utility area leads to a ground floor W.C. and a door leads out into the rear garden.

Ground Floor W.C.

The ground floor W.C. is tiled and comprises a wall mounted wash basin and a toilet. A frosted window is present.

Sitting Room

A charming sitting room that is finished in modern tones with a painted feature chimney breast and coving to the ceiling. A large window is present to the front elevation with a view out over the front garden. An opening leads into the dining room.

Dining Room

The dining room is open plan with the sitting room. It is decorated in modern tones with coving to the ceiling. You can access the kitchen and the sun room/garden room through a glass sliding door from here.

Sun Room/Garden Room

A brilliant space that is decorated in modern tones with coving and a large Velux/sky light in the roof. Sliding patio doors lead out into the rear garden. Throughout this room, the dining and sitting room, a lovely floor exists.

Landing

The landing is decorated in modern tones with a window above the staircase. The landing leads to the principle bedroom, double bedroom two, bedroom three, the bathroom and a loft hatch, which is found above with a pull down loft ladder. The loft is partially boarded.

Principal Bedroom

The principal bedroom is decorated in modern and neutral tones with a dado rail and fitted wardrobes. A large window is present to the front elevation.

Double Bedroom Two

Again, a double bedroom decorated in modern and neutral tones with a fitted wardrobe/cupboard. A window to the rear elevation is present with a lovely view out over the rear garden.

Bedroom Three

Decorated in modern and neutral tones with fitted cupboards and a window to the front elevation.

Bathroom

A partially tiled bathroom that comprises a walk in shower, pedestal wash basin, toilet and a chrome towel radiator. A frosted window allows natural light in.

Front Garden & Driveway

The front garden is elevated from the street. It is a good size and comprises a number of mature plants. The driveway offers plenty of off road parking and a car port covers part of the driveway. The driveway leads up to a detached garage and the rear garden.

Detached Garage

A large detached garage with double doors for entry. It has windows and we believe it to have power. We also believe the roof may contain asbestos.

Rear Garden

A good size rear garden that comprises a patio and a raised lawn with a number of borders. The outdoor space to the rear of the property is a good size and further space can also be found to the left of the garage as you look up the driveway.

Important Information

TENURE - FREEHOLD.

The property is located next to an electrical sub station.

Council Tax Band C.

No onward chain.

1. Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - Purchasers will be asked to produce original or certified identification and evidence of address documentation. We carry out an electronic anti-money laundering checks on all buyers. We use a risk-based approach to determine the level of detail we apply when looking at each individual purchaser. Therefore, we may require additional documentation or information. If you conclude a sale subject to contract, you understand we shall carry out electronic anti-money laundering checks. This is not



a credit check and will not affect your credit file but may show on your credit search file.

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.

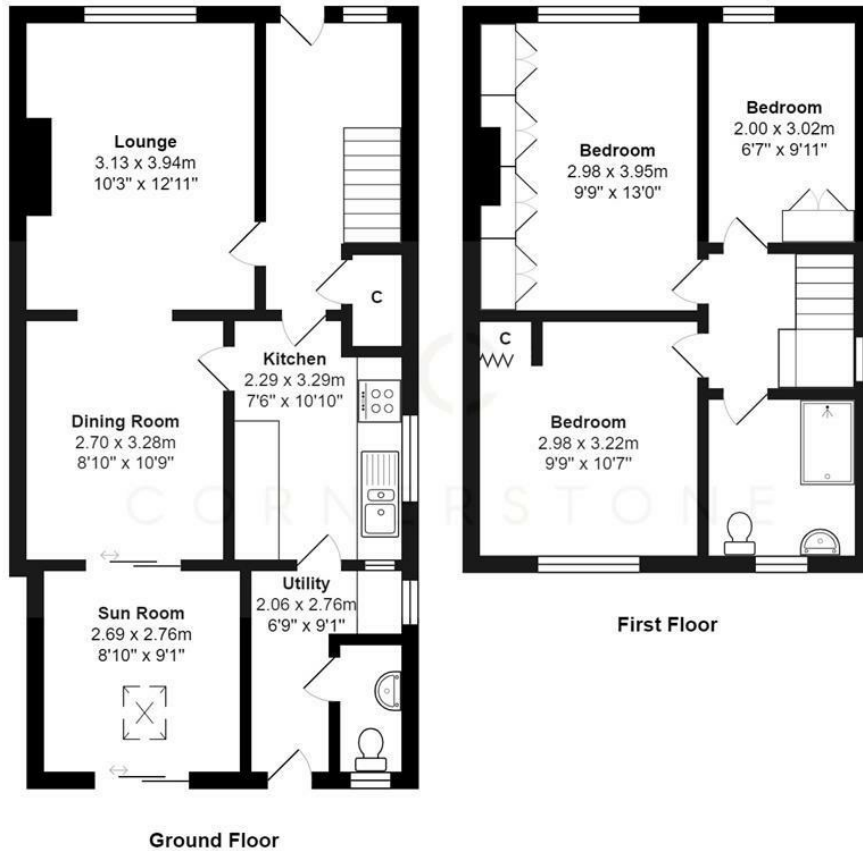
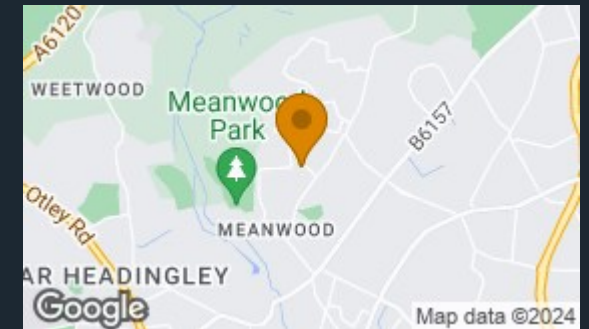
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

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 or tenants. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Estate Agents 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total Area: 90.1 m² ... 970 ft²

All measurements are approximate and for display purposes only



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