



CORNERSTONE

# 75 Church Avenue, Meanwood, Leeds, LS6 4JX



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# 75 Church Avenue

## £415,000

Cornerstone are delighted to present this four-bedroom semi-detached property to market - located in the highly sought-after residential location of Meanwood. This desirable suburb boasts a wide range of amenities, including cafes, bars, pubs, restaurants, a Waitrose home and food hall and a number of highly regarded schools.

A short walk away is Meanwood Park, The Meanwood Valley Trail, The Hollies and a David Lloyd Leisure Centre.

The location of this property gives easy access to the ring road and benefits from frequent public transport links to Leeds City Centre.

Only a short distance from the property are the popular suburbs of Headingley and Chapel Allerton.

The property comprises to the ground floor, a hallway that leads through to the sitting room with a charming log burning stove and a beautiful open plan kitchen diner that has french doors that lead out into the rear garden.

The first floor comprises three bedrooms and the family bathroom.

The second floor has a double bedroom with an en suite and also boasts a fantastic view out over the rear garden towards Meanwoods' Holy Trinity Church.

The property has a driveway and a front garden. You access the property's main door down the side and the driveway continues down to a spacious rear garden.

We expect this property to be very popular given its location, size and price.

### **Hallway**

You enter the property through a composite door into a neutrally decorated hallway. The hallway benefits from an engineered wood floor and leads to: the sitting room, staircase to the first floor and the open plan kitchen diner.

### **Sitting Room**

A well appointed sitting room that is decorated in modern tones. The sitting room comprises a large double glazed bay window to the front elevation, a log burning stove sat on a tiled hearth with a timber mantel above, fitted inset shelving either side of the chimney breast and a picture rail that surrounds the room.



### Open Plan Kitchen Diner

A brilliant open plan space that comprises plenty of kitchen cupboards, integrated appliances, beautiful quartz worktops and an island/breakfast bar. The kitchen flows into the dining area where further cupboards and appliances are found. The dining area has electric under floor heating and French doors that lead out into the rear garden. The kitchen utilities/appliances comprise a stainless steel inset sink with a mixer tap above and an integrated dishwasher is found in the island/breakfast bar. An integrated electric oven, induction hob with a stainless steel extractor fan, integrated microwave and an integrated fridge freezer all exist in the kitchen area. The dining area also boasts plenty of storage, with an integrated washer dryer and property's boiler both present. A spacious double-glazed window to the side elevation, coupled with a Velux window above the dining room, floods the space with natural light, while beneath, the engineered wood floor continues. Under the steps a handy storage cupboard is found - the property's RCD electric board is also located here.

### Landing

A neutrally decorated landing that leads to three bedrooms, the family bathroom and the second staircase to the second floor.

### Double Bedroom One

Bedroom one is located at the front of the property with a double glazed bay window to the front elevation. It is decorated in modern tones with a picture rail and fitted wardrobes

### Bedroom Two

Decorated in modern tones and used currently as a children's bedroom. A double glazed window is present which looks out over the rear garden.

### Bedroom Three/Office

The third bedroom is perfect for an office. It is neutrally decorated with a large double glazed bay window to the side elevation. This space has fitted shelving.

### Family Bathroom

A modern and trendy bathroom that comprises a bath with shower, pedestal wash basin, toilet and a chrome towel radiator. The bathroom is partially tiled with metro tiles and a frosted double glazed window allows natural light in.

### Double Bedroom Four & En Suite

A large double bedroom found on the second floor. It comprises neutral and modern decor with inset spot lights and fitted wardrobes. A Velux window and a further four double glazed windows allow plenty of light into this space. The rear elevation offers some amazing views, featuring numerous trees and the iconic Meanwood Holy Trinity Church nestled into the background. The en suite is tiled comprising a shower, wall mounted wash basin, toilet and a chrome heated towel radiator. A frosted double glazed window allows natural light in.

### Front Garden & Driveway

The front garden is relatively low maintenance, with it being block paved with a raised bed. A mature hedge to the front boundary gives the property a private feel.

### Rear Garden

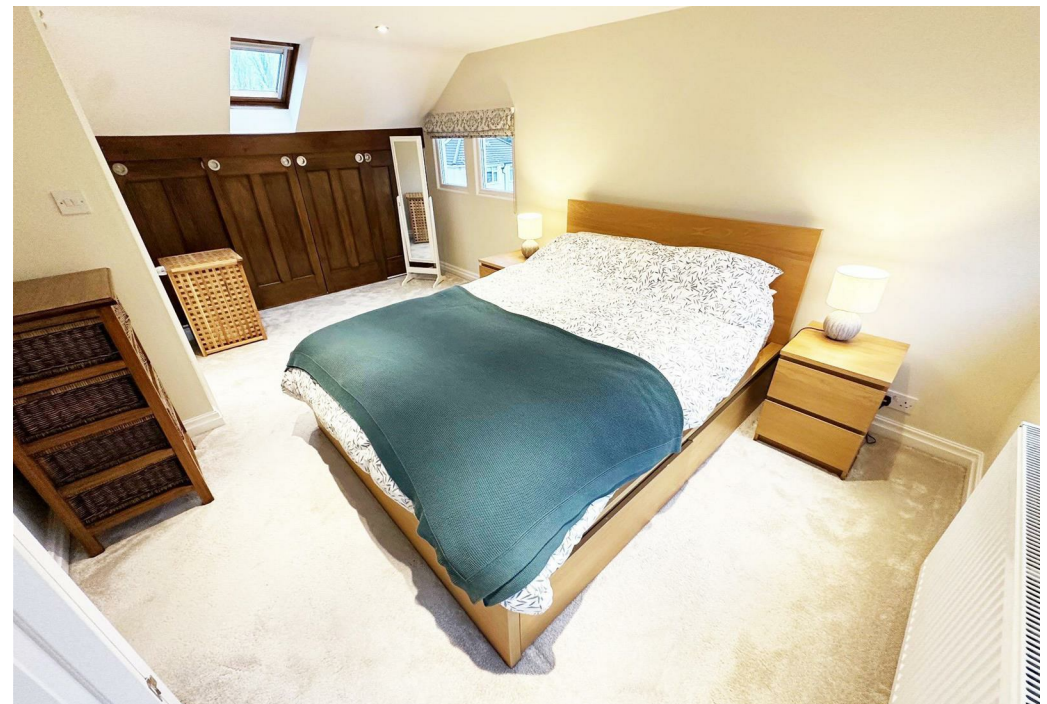
A spacious rear garden that can be accessed from the driveway through a timber gate or from the open plan kitchen diner through the French doors. The garden comprises a block paved patio, a good size lawn with raised beds and stone wall to the rear boundary that backs onto the Meanwood Holy Trinity Church.

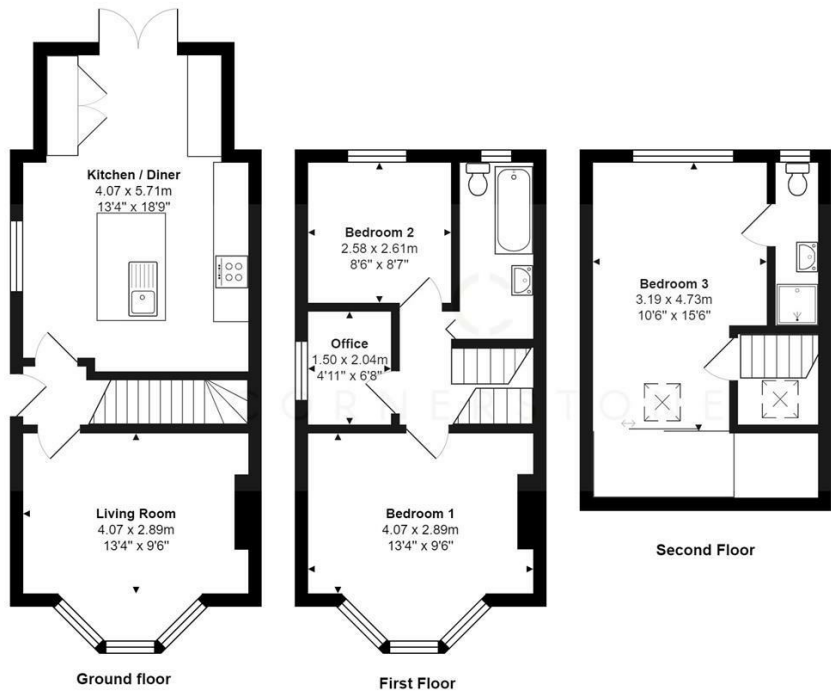
### Important Information

TENURE - FREEHOLD.

Council Tax Band C.

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





Total Area: 97.0 m<sup>2</sup> ... 1044 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

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 No onward chain.happy to check where we reasonably can.

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

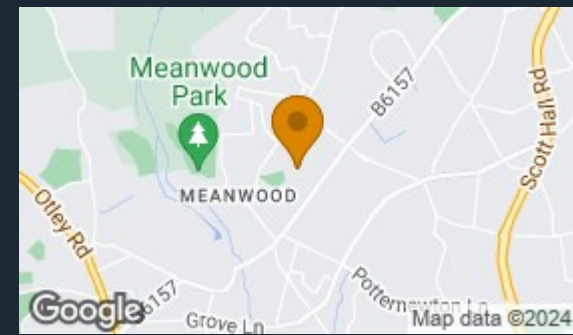
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

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.

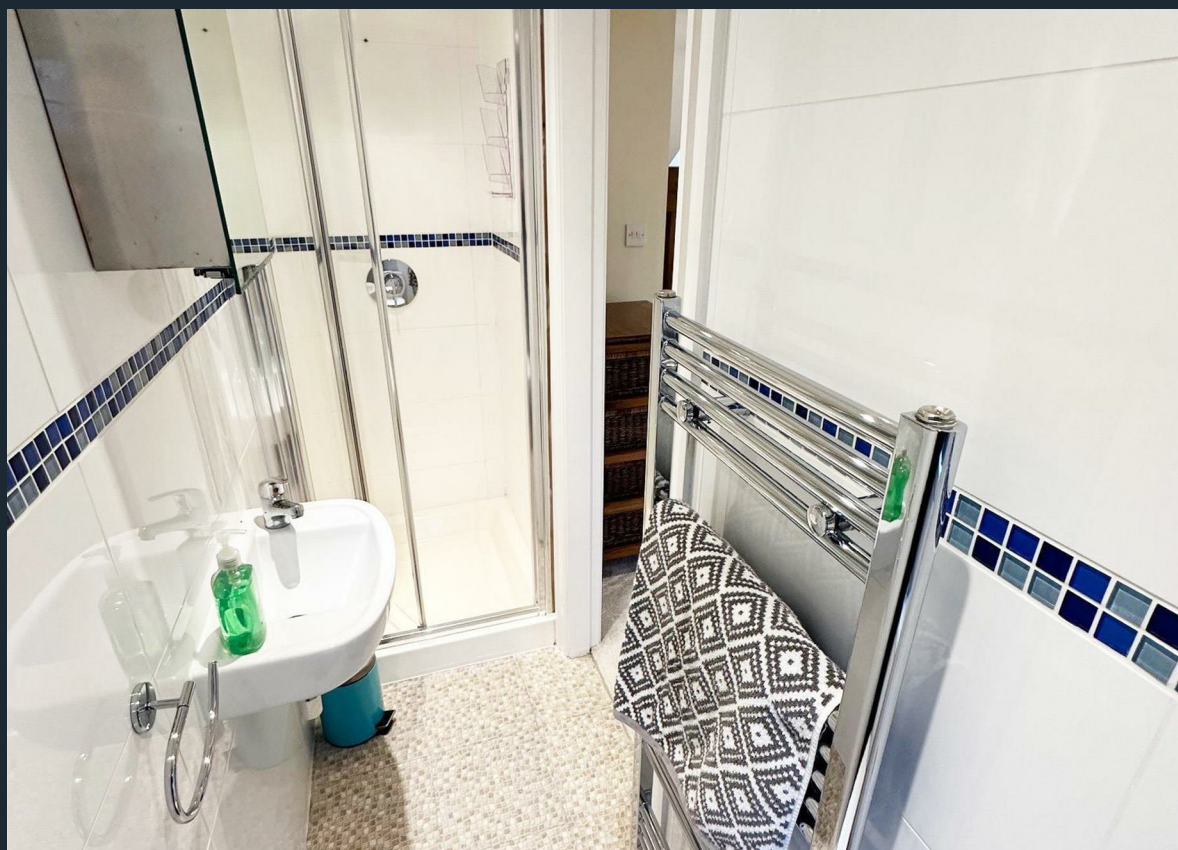
Local Authority  
 Leeds City Council

Council Tax Band  
 C

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 81        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 61                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |







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