



CORNERSTONE

32 Woodside Avenue, Meanwood, Leeds, LS7 2UL



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32 Woodside Avenue

Guide Price £295,000

Cornerstone is delighted to offer for sale this fantastic three-bedroom semi-detached property.

This brilliant property is found on a popular development, located in the highly sought-after suburb of Meanwood. It is only a short walk from the centre of Meanwood.

Meanwood boasts many amenities including a Waitrose Home and Food Hall, the popular North Side Retail Park which includes an Aldi, and so much more. The busy parades of Meanwood have many independent businesses, cafes, bars, pubs, and restaurants.

Several great schools surround this property. Meanwood Park and The Hollies are also only a short distance away.

The property is surrounded by many gyms and leisure centres such as a David Lloyd Leisure Centre

The ground floor comprises an entrance vestibule, a sitting room, and an open-plan kitchen diner with a sliding patio door that leads out into the rear garden.

The first floor comprises a landing with a loft hatch above, a principal bedroom with fitted wardrobes and an airing cupboard, a second bedroom, a third bedroom, and a bathroom.

Externally there is a front garden, and a driveway which offers plenty of parking and leads to a rear garden. The rear garden is southwest-facing comprising a raised timber deck, a lawn and a timber shed.

The rear garden has a pleasant feel and is perfect for relaxing or entertaining in the warmer months, especially in the early evening.

To conclude, a great property that will suit a range of buyers and will certainly be popular given its finish and location.

Hallway/Entrance Vestibule

A number of steps lead up to a black composite front door from the driveway. The hallway is a neutrally decorated space and offers space cloak storage.

Sitting Room

Stepping out of the hallway/entrance vestibule you enter the sitting room which is predominately neutrally decorated with a painted feature chimney breast and a centrally positioned fireplace - creating a focal point to this room. The sitting room has a double-glazed bay window that has a view out over the front garden. The sitting room leads to the open-plan kitchen diner and a staircase to the first floor. Under the staircase a handy storage cupboard is present.

Open Plan Kitchen Diner

The open-plan kitchen-diner feels light and airy with a double-glazed window and large double-glazed sliding door that leads out onto the southwest-facing raised timber deck which also leads down into the rear garden. The kitchen comprises ample lower and upper-level cupboards finished predominately neutrally, contrasting kitchen worktops are present with metro-tiled splashbacks. The kitchen utilities comprise a sink with a drainer, an integrated oven, a hob with an extractor hood above, an integrated fridge freezer, a space dishwasher, and space for a plumbed-in washing machine. The open-plan kitchen diner is finished in neutral modern tones with a wood effect floor and inset spot lights.

Landing

A neutrally decorated landing leads to the principal bedroom, bedroom two, bedroom three, and the bathroom. A loft hatch is also present above the landing.

Principal Bedroom

The principal bedroom is a good size and decorated in modern tones with a papered feature wall. A large double-glazed window looks out over the front garden and allows ample light to pour in. The principal bedroom features fitted wardrobes and an airing cupboard that houses the property's hot water cylinder and offers some storage.

Bedroom Two

This bedroom is decorated in modern and neutral tones with a double-glazed window to the rear elevation. The view looks out over the rear garden, towards Headingley and Leeds city centre.

Bedroom Three

Bedroom three is currently used as a nursery. It is decorated in modern and neutral tones with a double-glazed window to the rear elevation. Again, a lovely view is present out over the rear garden and beyond towards Headingley & Leeds city centre.

Bathroom

The bathroom is partially tiled and finished in contrasting tiles & colors. The bathroom comprises a bath with an electric shower above and a glass screen, a wash basin, and a toilet. A frosted double-glazed window allows natural light in.

Front Garden & Driveway

The front garden is laid to a lawn with a hedge to the front boundary adding privacy. A driveway exists which is laid to flags. It offers plenty of off-road parking and leads up the side of the property to the rear garden. A gate opens to lead into the rear garden.

Rear Garden

The rear garden is accessed from either the driveway or from the open-plan kitchen diner via a sliding double-glazed door. The rear garden boasts a raised timber decked area which is a great place for unwinding or entertaining. A number of steps lead down from the decked area to the lawn which is surrounded by a number of planted borders. The rear garden also has a timber shed. This garden has a southwest aspect which makes it perfect for sitting out on an evening.

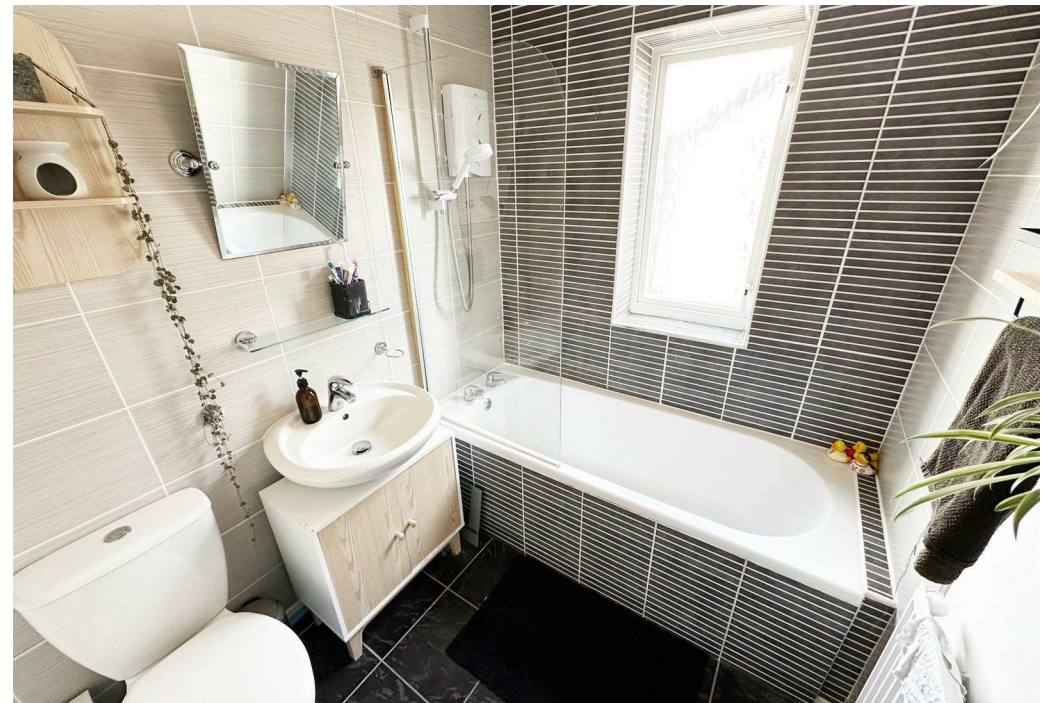
Important Information

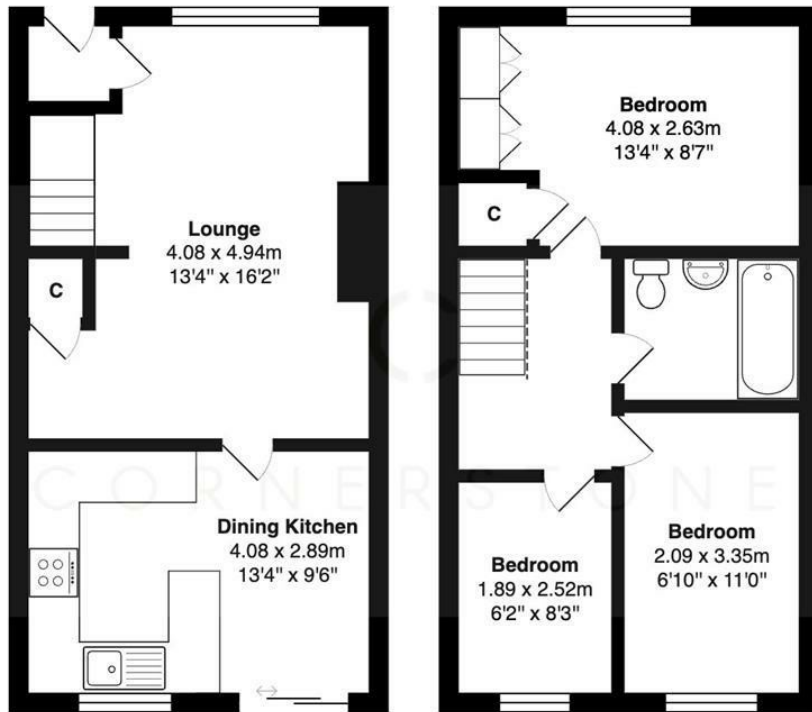
TENURE - FREEHOLD.

Council Tax Band C.

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2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property and if





Ground Floor

First Floor

Total Area: 65.1 m² ... 701 ft²

All measurements are approximate and for display purposes only

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.

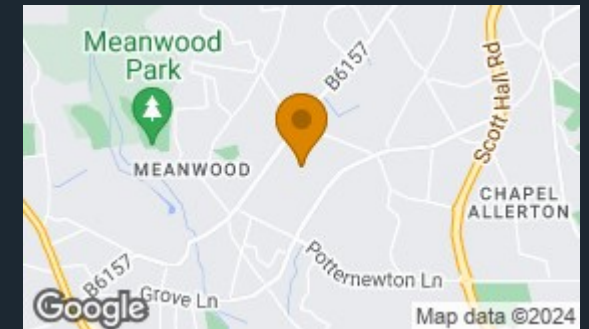
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

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			84
(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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