



CORNERSTONE

49 Holmwood Drive, Meanwood, Leeds, LS6 4NF



2 x | 3 x | 1 x | 4 x | D EPC





49 Holmwood Drive

Guide Price £370,000

Cornerstone is delighted to offer for sale this lovely three-bedroom detached property located in the popular suburb of Meanwood.

This property is only a short distance from the centre of Meanwood, Meanwood Park, The Hollies, a David Lloyd Leisure Club, and many shopping amenities. To name a few, these include a Waitrose Home & Food Hall, an Aldi, and a Sainsbury's supermarket at the nearby Moor Allerton retail park. A number of sought-after schools, and a good selection of coffee shops, cafes, bars, pubs, and restaurants are all within walking distance and located throughout Meanwood.

The location of this property also gives easy access to the ring road and Leeds city centre. It has good public transport links with a number of bus stops located a short walk from the property found on Church Lane and Tongue Lane.

The accommodation on the ground floor comprises a hallway, open plan sitting room & dining room, and a kitchen.

The first floor comprises a landing, three bedrooms, a separate W.C., and a bathroom.

Externally the house is situated on a good-sized plot with gardens that wrap around the whole property. A driveway and a detached garage also exist.

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

Hallway

You enter the property through a uPVC door into a neutrally decorated hallway. The hallway has a laminate wood floor and plenty of storage under the staircase. The property's boiler is also located here. The hallway leads to the kitchen, sitting room, and the staircase to the first floor.

Kitchen

The kitchen is mostly tiled, it has plenty of cupboards finished in cream with contrasting worktops. The kitchen utilities comprise a stainless steel sink with a drainer, space for an oven, space for a fridge freezer, and space for a washing machine. The kitchen has a large double-glazed window that looks out over one of the gardens. A uPVC door is present that leads out into the garden, and onto the patio, which also offers easy access to the driveway and detached garage.

Dining Room

The dining room is open plan with the sitting room and decorated neutrally. You can access the kitchen from the dining room and a large double-glazed window exists with a view out into one of the gardens.

Sitting Room

A charming sitting room that is predominately neutrally finished with a painted feature wall and a wall-mounted fireplace set in the chimney breast adding a nice focal point to this space. A large double-glazed window looks out into one of the gardens. A laminate wood floor is present in the sitting room and dining room.

Landing

A neutrally decorated landing with a double-glazed window above the staircase. The landing leads to the principal bedroom, double bedroom two, bedroom three, the separate W.C., and the bathroom.

Principal Bedroom

Decorated in a modern tone this spacious bedroom has a large double-glazed window that offers a fantastic far-reaching view. You can even see some of Leeds City Centre's skyline.

Double Bedroom Two

A neutrally decorated double bedroom with a double-glazed window and an integrated wardrobe/cupboard.

Bedroom Three

Currently used as an office/study this bedroom is neutrally decorated and again benefits from a lovely far-reaching view.

Separate W.C.

A stylish and predominately tiled W.C. that comprises a toilet and a frosted double-glazed window.

Bathroom

A stunning bathroom that is stylish and predominately tiled. The bathroom comprises a bath with a shower over and a glass screen, a wash basin above a vanity unit, and a chrome towel radiator. A frosted double-glazed window allows plenty of light in.

The Gardens, Driveway & Garage

This detached property benefits from a wrap-around garden. The gardens comprise flowing lawns and planted borders. A patio is present which is accessed from the kitchen. The property also benefits from a driveway and a detached garage.

Important Information

TENURE - FREEHOLD.

Council Tax Band D.

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





Total Area: 79.1 m² ... 851 ft² (excluding garage)
 All measurements are approximate and for display purposes only

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.

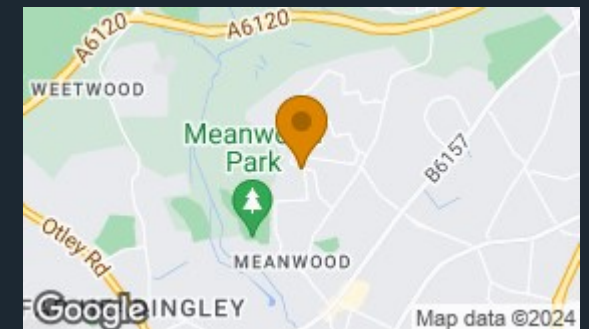
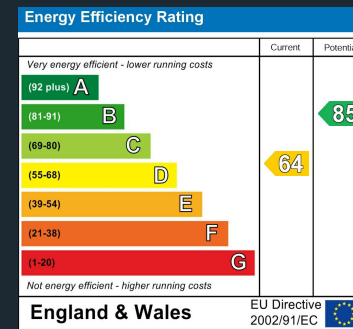
3. Measurements: These approximate room sizes are only intended as general guidance.

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 Sales & Lettings 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
 D





Cornerstone Sales
13 Stonegate Road
Leeds
West Yorkshire
LS6 4HZ

Contact
0113 2745360
office@cornerstoneleeds.co.uk
www.cornerstoneleeds.co.uk