



CORNERSTONE

# 2 Holmwood Avenue, Meanwood, Leeds, LS6 4NJ



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# 2 Holmwood Avenue

## £325,000

Cornerstone is delighted to offer for sale this lovely three-bedroom semi-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 Myrtle Tavern and the Bay Horse Pub are just around the corner.

The location of this property 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, and a bathroom.

Externally the house is situated on a good-sized plot with a front garden & rear garden. A large gated driveway and a detached garage exist.

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

### Hallway

You enter the property through a dark blue uPVC/composite door into a neutrally decorated hallway. The hallway is carpeted and has plenty of storage under the staircase. The property's boiler is located in the hallway. The hallway leads to the kitchen, open-plan sitting room & dining room, and a staircase leads to the first floor.

### Kitchen

A modern kitchen that has plenty of cupboards finished in cream with contrasting worktops with metro-tiled splash backs. The kitchen utilities comprise a sink with a drainer, an integrated oven, an induction hob with an extractor hood above, an integrated dishwasher, space for a freestanding fridge freezer, and space for a washing machine. The kitchen has a double-glazed window above the sink. A uPVC/composite door leads out into the garden, and onto the patio, offering easy access to the driveway and the detached garage.

### Open Plan Sitting Room & Dining Room

A predominately neutrally decorated sitting room with a centrally positioned gas fireplace, adds a nice focal point to this space. A large double-glazed window looks out into the front garden. An opening leads into the dining room. The dining room is again predominately neutrally decorated with a sliding double-glazed patio door that leads out into the rear garden.

### 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, and the bathroom. A loft hatch is present above the landing.



### Principal Bedroom

The principal bedroom is neutrally finished with floral-papered walls and a bank of fitted wardrobes. A large double-glazed window exists to the front elevation offering a fantastic far-reaching view. You can even see some of the Leeds City Centre skyline.

### Double Bedroom Two

A good-sized bedroom with a double-glazed window to the rear elevation with a nice view out over the rear garden. An integrated wardrobe/cupboard exists.

### Bedroom Three

A neutrally decorated third bedroom with a double-glazed window to the front elevation, again offering a lovely far-reaching view.

### Bathroom

A tiled bathroom with a frosted double-glazed window. The bathroom comprises a corner shower cubicle, a wash basin above a vanity cupboard, a toilet, and a chrome towel radiator.

### Driveway & Garage

Double black metal gates open to give access to the driveway. The driveway leads to a detached garage. The detached garage is accessed by an up-and-over door. It has a window and power.

### Front Garden

The front garden is laid to patio flags with a number of mature planted borders that boast some beautiful roses.

### Rear Garden

A lovely rear garden that is laid to patio flags and some Indian stone flags. The open-plan sitting room & dining room have easy access out into the rear garden out through a sliding double-glazed door. A timber potting shed is also present at the top corner of the garden.

### 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 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.

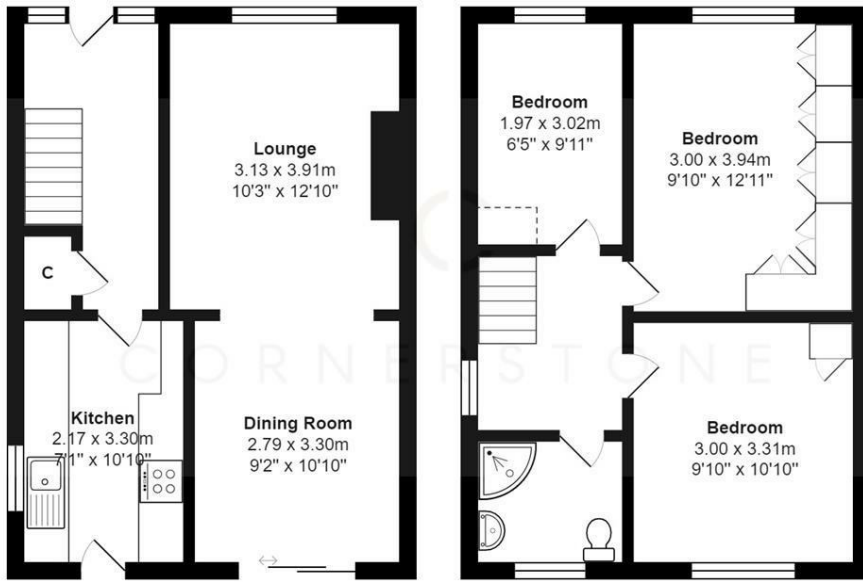
2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

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 Sales & Lettings nor any of its employees or agents has any authority to make or give any representation or warranty about this property.





Ground Floor

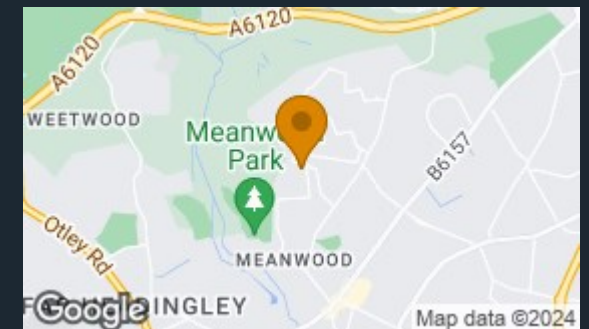
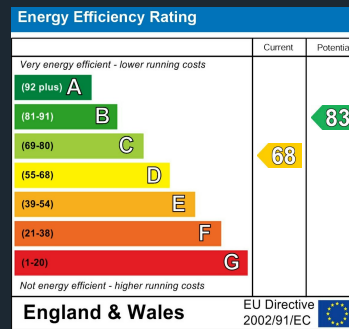
First Floor

Total Area: 75.5 m<sup>2</sup> ... 812 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Local Authority  
Leeds City Council

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