



CORNERSTONE

24 Woodside Avenue, Meanwood, Leeds, LS7 2UL



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24 Woodside Avenue

£295,000

Cornerstone is delighted to offer for sale this no onward chain, well-presented three-bedroom semi-detached property located in this popular development.

This property internally to the ground floor comprises an entrance vestibule, a sitting room, and an open-plan kitchen diner with a glass sliding door that leads out into the rear garden straight onto a patio - perfect for sitting out in the warmer months, especially with its southwest aspect.

The first floor comprises a landing with a loft hatch above, a principal bedroom, a second bedroom, a third bedroom, and a bathroom.

The property is within walking distance of central Meanwood which boasts many brilliant amenities including the highly regarded Waitrose Home and Food Hall, the popular Northside Retail Park which includes an Aldi. The busy parades/streets of Meanwood benefit from many shops, cafes, bars, pubs, and restaurants. The property is also within close proximity to a number of highly regarded schools and Meanwood Park which includes The Hollies.

Meanwood offers easy access to Leeds city centre, Headingley and Chapel Allerton.

Overall, a great property that will be popular among many buyers.

ENTRANCE VESTIBULE

Stepping into the property's entrance vestibule from the driveway you are welcomed into a handy space, perfect for cloak and shoe storage. A second door leads into the sitting room.

SITTING ROOM

Stepping out of the entrance vestibule you are in the sitting room. The sitting room has a large double-glazed bay window to the front elevation with a view of the front garden. The sitting room leads into the open-plan kitchen diner and the staircase to the first floor.

OPEN PLAN KITCHEN DINER

A lovely open-plan kitchen diner, the kitchen benefits from several lower and upper cupboards with a contrasting worktop with metro-tiled splash backs. The kitchen utilities comprise a stainless-steel sink with a drainer with a double-glazed window above. This window has a pleasant view out into the rear garden. Space for a freestanding oven with a hob with an extractor hood above is present. The kitchen has space for a free-standing fridge freezer, space for a dishwasher, space for a washing machine, and space for a tumble dryer. The kitchen diner as a whole is neutrally decorated, bright, and airy courtesy of a glass sliding patio door that leads out into the rear garden.

LANDING

The first-floor landing has loft access above. The landing leads to the principal bedroom, bedroom two, bedroom three/study, and the bathroom.

PRINCIPAL BEDROOM

The principal bedroom is neutrally decorated with a painted feature wall creating a focal point to this bedroom. A large window looks over the front garden and allows ample light to pour in. The principal bedroom also features an airing cupboard.

BEDROOM TWO

This bedroom is neutrally decorated. A large window exists that has a view out over the rear garden and allows ample light in.

BEDROOM THREE

A neutrally decorated third bedroom with a double-glazed window to the rear elevation with a view out over the rear garden.

BATHROOM

The bathroom is partially tiled, it comprises a bath with an electric shower over and a glass shower screen, a pedestal wash basin, and a low-level toilet. A frosted double-glazed window allows plenty of natural light in.

FRONT GARDEN & DRIVEWAY

The front garden has a lawn with a hedge to the front boundary. A lengthy driveway is present, at the bottom of the driveway a gate can be opened to lead into the rear garden. The front door is accessed from the driveway up a step.

REAR GARDEN

A southwest-facing rear garden that comprises a lawn, a patio, and a practical wooden shed is also tucked away in the corner of the garden. Some mature hedging at the bottom of the garden adds some privacy. The rear garden leads into the open-plan kitchen diner via a double-glazed sliding door.

IMPORTANT INFORMATION

No Onward Chain.

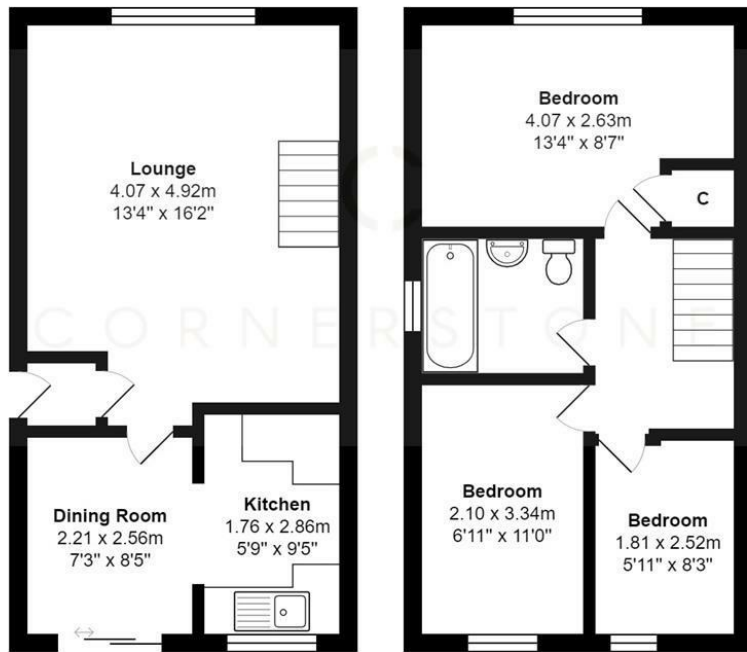
TENURE - FREEHOLD.

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





Total Area: 64.6 m² ... 696 ft²

All measurements are approximate and for display purposes only

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.

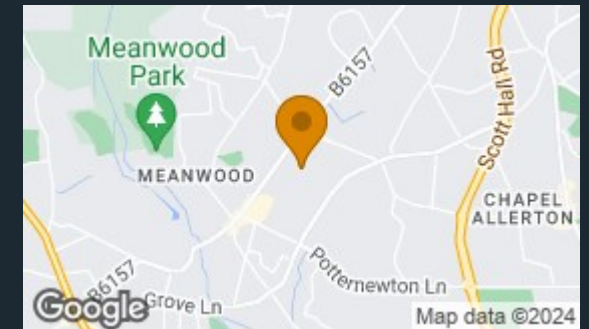
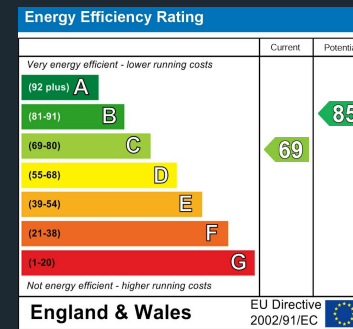
3. Measurements: These approximate room sizes are only intended as general guidance.

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
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Cornerstone Sales
13 Stonegate Road
Leeds
West Yorkshire
LS6 4HZ

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