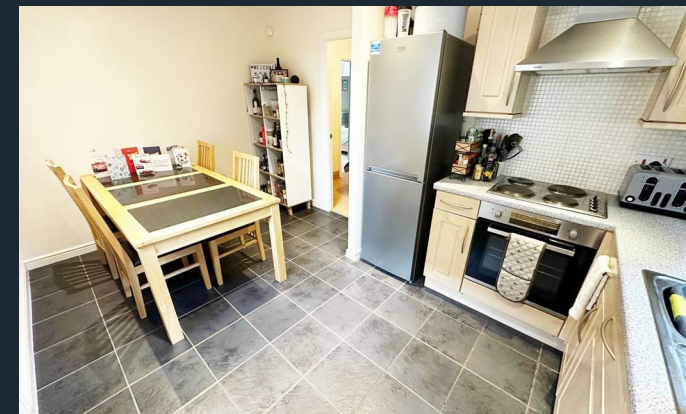




CORNERSTONE

7 Lawson Wood Drive, Meanwood, Leeds, LS6 4RW



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7 Lawson Wood Drive

Guide Price £179,950

Cornerstone is delighted to offer for sale this extremely spacious first-floor two-bedroom, two-bathroom apartment located in the popular Woodlea development.

The Woodlea development is a brilliant place to reside, it is surrounded by many trees and a path/track that runs its perimeter. It is perfect for that morning jog or afternoon walk.

The apartment is accessed by stairs and the communal hallways are neutrally decorated. The apartment is located on the first floor.

Once inside the apartment, it boasts a large hallway with a storage cupboard that also houses the electric boiler/hot water system. The hallway leads to the sitting room with a Juliet balcony, open plan kitchen diner, principal bedroom with en suite, double bedroom two and the family bathroom.

The apartment has lovely communal gardens and its own allocated parking space.

The property is perfectly situated for easy access to Meanwoods busy and vibrant centre that boasts a number of great amenities. They include cafes, coffee shops, bars, pubs, restaurants, Aldi, a Waitrose and much more.

A very short walk from the property is a David Lloyd Leisure Club and a Sainsbury's supermarket located in the Moor Allerton shopping district retail park along with many other highly regarded retailers.

Transport links are superb with easy access to Leeds city centre, the ring road, Chapel Allerton, Headingley, Moortown and Leeds & Bradford International Airport.

Local schools are superb, with a number of highly regarded nurseries, primary and secondary schools nearby. These include the popular St Urban's Primary School, Cardinal Heenan High School and the Outstanding Church of England Meanwood Primary School.

Meanwood is a fantastic, leafy suburb benefiting from a beautiful park with open parkland and a lovely beck that flows through.

To conclude, a lovely first floor apartment in a highly desirable location.

Important Information

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TENURE - LEASEHOLD - Term 999 years from the 1st August 2001.

Service Charge & Buildings Insurance - £1259.52 per annum.

Ground Rent - £125.00 per annum.

Council Tax Band B.

This property is offered for sale with no onward chain.

The property is currently tenanted. The tenants are on a rolling contract and vacant possession can be provided.

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.

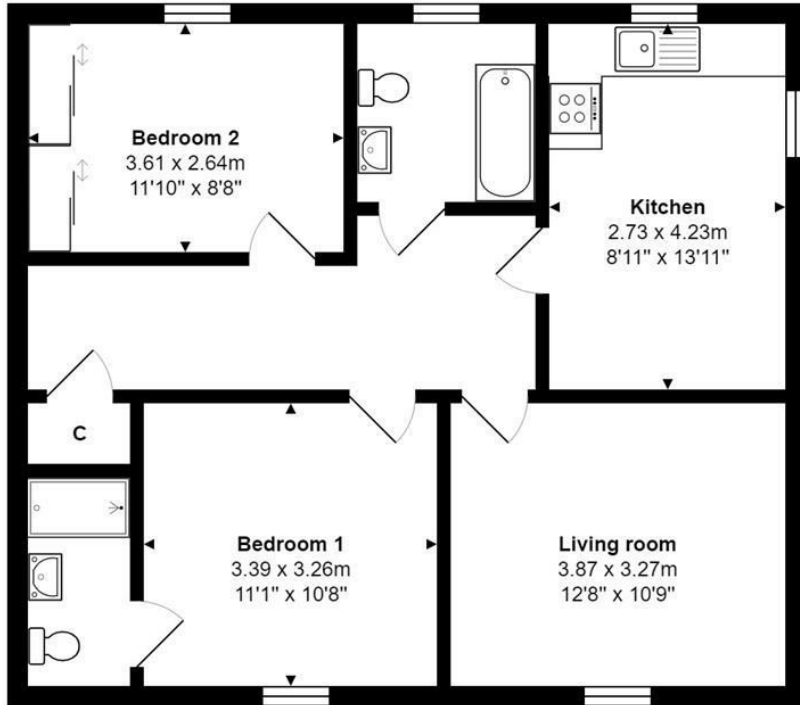
2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

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 Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty about this property.



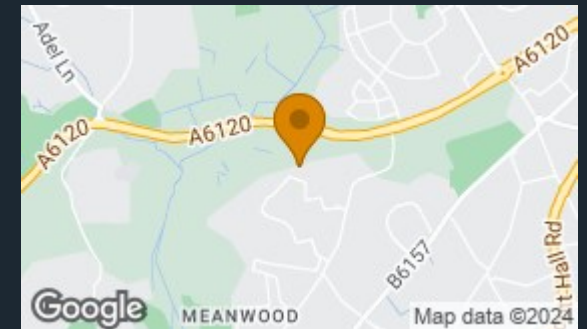
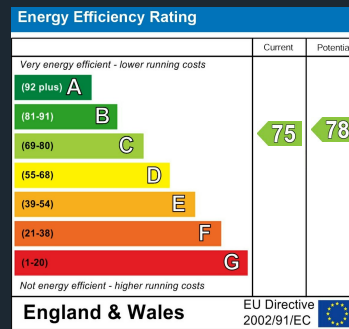


Total Area: 67.1 m² ... 722 ft²

All measurements are approximate and for display purposes only

Local Authority
Leeds City Council

Council Tax Band
B





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