



CORNERSTONE

65 Woodside Avenue, Meanwood, Leeds, LS7 2UL



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65 Woodside Avenue

Guide Price £315,000

Cornerstone is delighted to offer for sale this beautifully presented and finished three-bedroom semi-detached property.

This brilliant and stylish property is found on a popular development, located in the sought-after suburb of Meanwood and is only a short walk to 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 much more. The busy parades of Meanwood have many independent businesses, coffee shops, cafes, bars, pubs, and restaurants.

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

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

The ground floor comprises an entrance vestibule, a sitting room, and an open-plan kitchen diner with French doors that lead out into a stunning rear garden.

The first floor comprises a landing with a loft hatch above with a loft ladder for access, a principal bedroom with fitted wardrobes and an airing cupboard, a second bedroom, a third bedroom which is currently used as a study/office, and a bathroom.

Externally there is a front garden, and a driveway which offers plenty of parking and leads down to the detached garage and rear garden. The rear garden is southeast-facing comprising an Indian stone patio, a lawn and some well-tended borders.

This rear garden has a lovely feel and is perfect for relaxing or entertaining in the warmer months.

To conclude, a brilliant home 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 the front door from the driveway. The hallway is decorated in a neutral but modern tone. This space offers cloak and shoe storage.

Sitting Room

Stepping out of the hallway/entrance vestibule you enter the sitting room which is neutrally decorated in a modern tone with coving to ceiling. A wall-mounted electric fire creates a lovely focal point. The sitting room has a double-glazed bay window which has fitted shutters. The sitting room leads to the open-plan kitchen diner and a staircase to the first floor.

Open Plan Kitchen Diner

A stunning and beautifully presented open-plan kitchen-diner. This space feels light and airy with a double-glazed window above the sink and double-glazed French doors that lead out onto the Indian stone patio. The kitchen comprises ample lower and upper-level cupboards finished in a modern grey tone with contrasting white quartz worktops with white metro-tiled splashbacks. The kitchen utilities comprise an inset sink with cut drainage channels in the worktop, an integrated oven, a gas hob with an extractor hood above, an integrated fridge freezer, an integrated dishwasher, and an integrated washing machine. The open-plan kitchen diner is finished in a neutral modern tone with a wood effect floor.

Landing

The landing is decorated in a modern and neutral tone. It leads to the principal bedroom, bedroom two, bedroom three, and the bathroom. A loft hatch is present above the landing.

Principal Bedroom

The principal bedroom is a good size, it is decorated in a popular and modern style. Coving is present to the ceiling and a large double-glazed window looks out over the front garden and allows ample light 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 currently used as a nursery and decorated in a modern neutral tone with coving to the ceiling and a double-glazed window to the rear elevation. The view looks out over the rear garden and boasts a pleasant far-reaching view.

Bedroom Three

Bedroom three is currently used as a study/office. It is again decorated in a stylish tone with coving to the ceiling and a double-glazed window to the rear elevation. Again, a lovely view is present out over the rear garden with a pleasant far-reaching view.

Bathroom

The bathroom is partially tiled and finished neutrally. The bathroom comprises a bath with a shower above and a glass screen, a wash basin is inset above a vanity unit and a concealed toilet. A chrome towel radiator exists and a frosted double-glazed window allows natural light in.

Front Garden & Driveway

The front garden is laid to lawn with a number of planted borders. A driveway exists which is laid to flags. It offers plenty of off-road parking and leads down the side of the property to the detached garage and rear garden. A gate opens to lead up into the rear garden.

Detached Garage

The garage is accessed by an up-and-over door and benefits from having power and lighting.

Rear Garden

The rear garden is accessed from either the driveway or from the open-plan kitchen diner via French doors. The rear garden boasts a beautiful Indian stone patio which is a great place for unwinding, entertaining or dining alfresco. The patio flows onto the lawn which is surrounded by a number of borders. The rear garden has a southeast aspect.

Important Information

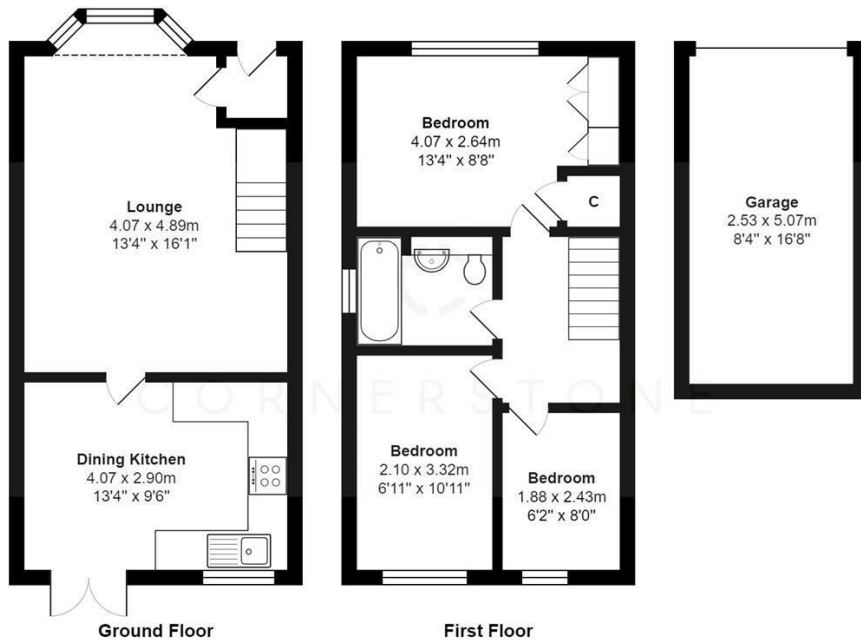
The sellers have seen a property they would like to purchase making them extremely motivated to find a buyer.

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





Total Area: 78.3 m² ... 843 ft²
 All measurements are approximate and for display purposes only

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.

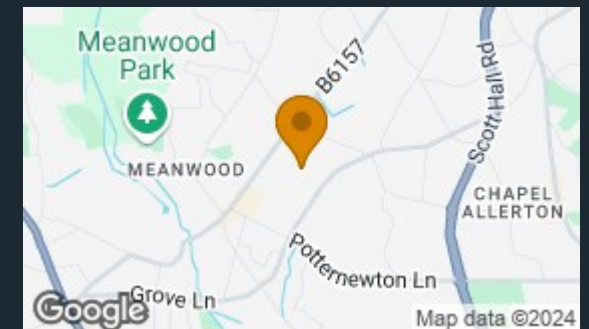
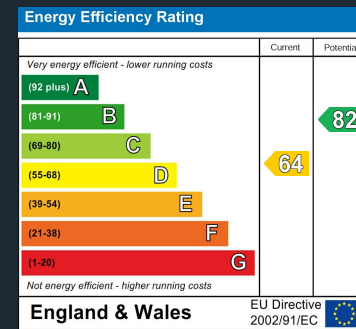
3. Measurements: These approximate room sizes are only intended as general guidance.

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.

Local Authority
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Council Tax Band
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