



CORNERSTONE

11 Woodside Avenue, Meanwood, Leeds, LS7 2UL



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11 Woodside Avenue

£416,500

This spacious property is located in a popular development in the sought-after suburb of Meanwood. It 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 a newly renovated 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 Club.

The ground floor comprises an entrance vestibule/hallway, an open-plan sitting & dining room with French doors out into the rear garden, a large kitchen, which leads into a utility room and a ground-floor W.C.

The first floor comprises a landing, a principal bedroom with an en-suite, a second double bedroom, two further good-sized bedrooms, and a family bathroom.

Externally there is a front garden and a driveway which offers parking and leads to the garage. The rear garden has a west-facing aspect comprising a large patio, a lawn and a timber shed that is located at the top of the garden. 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 size and location.

Entrance Vestibule/Hallway

You enter the property through a blue door into a neutrally decorated entrance vestibule/hallway. This space is perfect for shoe and cloak storage. A second door leads into the sitting room.

Sitting Room

A lovely sitting room is decorated neutrally with a painted feature wall and an inset fireplace which creates a nice focal point to this room. A double-glazed bay window exists to the front elevation with a view down the front garden. The sitting room has a premium wood effect floor and flows into the dining room through an arch. A staircase also leads from the sitting room to the first-floor landing.

Dining Room

The dining room is open plan with the sitting room, it is linked by an arch. The premium wood effect floor continues into the dining room which is neutrally decorated with double-glazed French doors that lead out into the rear garden. A timber door leads into the kitchen.

Kitchen

A spacious kitchen comprises ample lower and upper-level cupboards finished in a shaker style with contrasting worktops, tiled splashbacks and some above-worktop lighting and cupboard lighting. The kitchen utilities comprise a one-and-a-half stainless steel sink with a drainer that has a large double-glazed window above which looks out over the rear garden. An integrated dishwasher, and an impressive free-standing Rangemaster oven with five-ring gas burners with an extractor above are all included in the sale. The kitchen decor is neutral and a tiled floor is present. A timber door leads into the utility room.

Utility Room

A neutrally decorated utility room has a door that leads out to the side of the property offering easy access to both the front and rear garden. A second door leads into the ground floor W.C. The utility room houses the property's boiler, a washing machine and a free-standing fridge freezer.

Ground Floor W.C.

A predominantly neutrally decorated W.C. with a painted feature wall that comprises a toilet, a hand wash basin above a vanity cupboard and a frosted double-glazed window.

Landing

A neutrally decorated landing leads to the principal bedroom with en-suite, double bedroom two, two further good-sized bedrooms and the family bathroom.

Principal Bedroom

A spacious, neutrally decorated bedroom features fitted furniture and wardrobes. A double-glazed window is to the front elevation and an arch leads into the en-suite. The en-suite comprises a wash basin above a vanity cupboard with a frosted double-glazed window above and a tiled shower cubicle is present.

Second Double Bedroom

A neutrally decorated bedroom with fitted furniture and a wardrobe. A double-glazed window is to the front elevation.

Bedroom Three

A neutrally decorated bedroom that has fitted wardrobes and furniture. A double-glazed window looks out over the rear garden.

Bedroom Four

A neutrally decorated bedroom with a double-glazed window to the rear elevation.

Family Bathroom

A tiled bathroom that comprises a bath with a flexible shower hose, a designer wash basin above a vanity cupboard, a toilet and a chrome towel radiator. A frosted double-glazed window allows natural light in.

Front Garden & Driveway

The property benefits from a large lawn and a driveway which leads to the garage.

Garage

An integral garage that is accessed by an up-and-over door. The garage has power.

Rear Garden

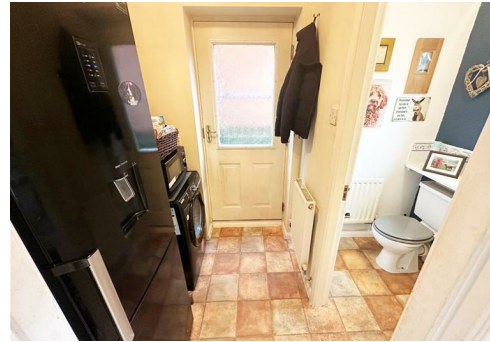
A spacious west-facing rear garden that comprises a patio and a lawn. A timber shed is present at the top of the garden. The rear garden accesses the house with ease with double-glazed French doors into the dining room.

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





Total Area: 101.3 m² ... 1090 ft²
 All measurements are approximate and for display purposes only

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.

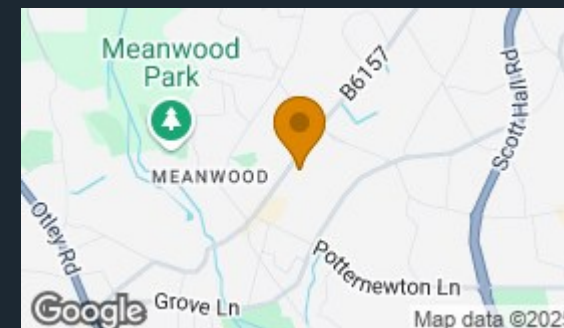
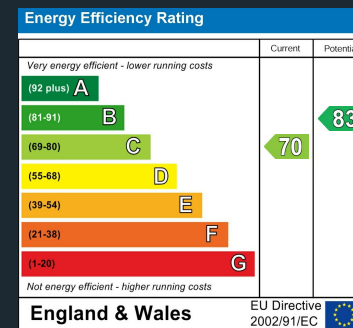
3. Measurements: These approximate room sizes are only intended as general guidance.

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.

Local Authority
 Leeds City Council

Council Tax Band
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