



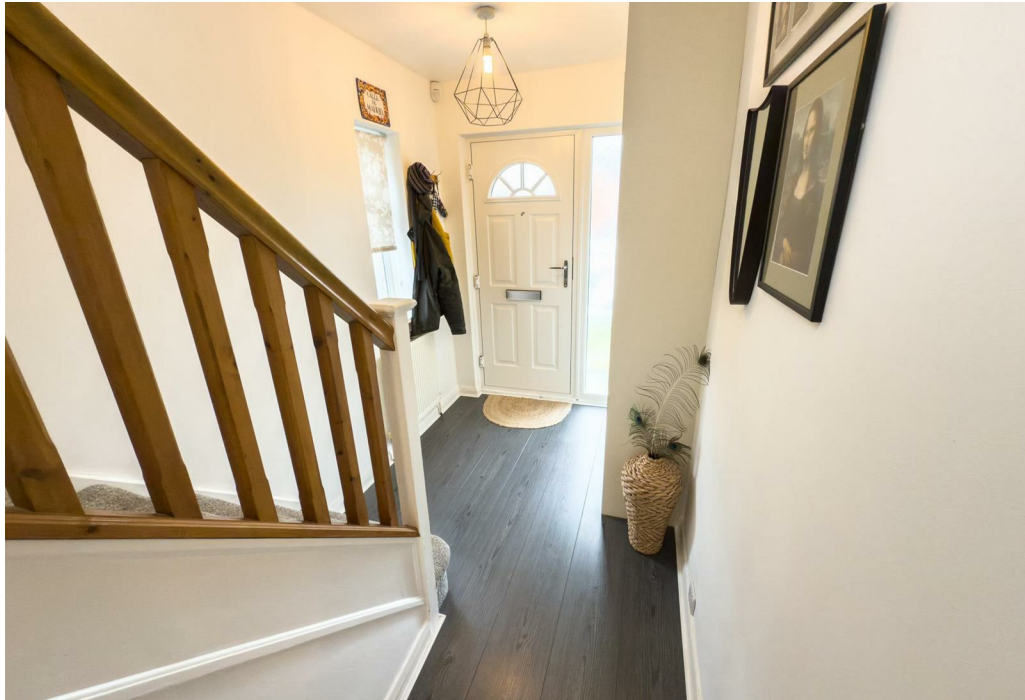
CORNERSTONE

19 Bowood Avenue, Meanwood, Leeds, LS7 2PU



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19 Bowood Avenue

Guide Price £349,950

The first viewings are on the 1st of March 2025.

Cornerstone are delighted to offer for sale this excellent three-bedroom semi-detached property with an open-plan sitting room & dining room.

This lovely professional family home comprises a spacious hallway which leads to the open-plan sitting room and dining room, a good-sized kitchen and a staircase to the first floor.

The first floor comprises a landing, the principal bedroom, a second double bedroom, bedroom three, a separate W.C. and the bathroom.

The property benefits from a driveway, a detached garage and a front garden. You have access through a timber gate at the top of the driveway into the rear garden. The garage is accessed internally by double doors and has power.

The location of this home is highly desirable. It is within walking distance to many great amenities.

Local amenities include highly regarded schools, Meanwood Park, and the centre of Meanwood, which boasts many shops, cafes, bars, pubs, and restaurants. Meanwood also has a Waitrose Home & Food Hall and the Northside Retail Park, which has several popular retailers, including an Aldi.

Other amenities that are near include a Sainsbury's Supermarket at the Moor Allerton shopping complex. A Sainsbury's local and the well-known Culto restaurant which is just a moment's walk. A David Lloyd leisure centre is also within close proximity.

Moortown is only a short distance away which offers an excellent array of amenities including again bars, restaurants, banks and a Marks & Spencer Food Hall. Chapel Allerton is also within close proximity which offers an abundance of amenities.

Transport links are excellent, with easy access to Ring Road and the city centre of Leeds. A number of bus stops are located a short walk from the property.

To conclude, a fantastic home in a superb location.

Hallway

You enter into a spacious hallway through a black composite door that has a porch above. The hallway is neutrally decorated and has plenty of natural light through two frosted double-glazed windows. The hallway benefits from a cloak cupboard. The hallway leads to the open-plan sitting room and dining room, kitchen and the staircase to the first floor.

Open Plan Sitting Room & Dining Room

A beautiful neutrally decorated space. The sitting room has a large double-glazed bay window to the front elevation which allows natural light to pour in. A commanding gas fire is present which creates a focal point to the sitting room. The sitting room flows into the dining room and double-glazed French doors open to lead out into the rear garden. A timber door from the dining room leads into the kitchen. To conclude this is a lovely open space with a wood effect floor throughout.

Kitchen

A good-sized kitchen that has plenty of cupboard space finished in a contemporary neutral tone with contrasting worktops. The kitchen utilities comprise a one-and-a-half stainless steel sink with a drainer that has a double-glazed window above which looks out over the rear garden. An integrated oven with a ceramic hob above and a stainless steel extractor hood exists. Space for a free-standing fridge freezer and space for a washing machine are also present. The kitchen is neutrally decorated, it has a pantry cupboard below the staircase and a uPVC/composite door that opens out onto the driveway.

Landing

The landing is neutrally decorated with a large frosted double-glazed window above the staircase which allows ample light in. The landing leads to three bedrooms, a separate W.C. and a bathroom.

Principal Bedroom

A neutrally decorated principal bedroom that benefits from bespoke fitted wardrobes. A double-glazed bay window allows ample light in, this window has a nice view out over the front garden and beyond.

Double Bedroom Two

A spacious wall-papered second double bedroom that has fitted wardrobes and a double-glazed window to the rear elevation with a pleasant view out over the rear garden.

Bedroom Three

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

Separate W.C.

A partially tiled W.C. that comprises a toilet and a frosted double-glazed window.

Bathroom

A tiled bathroom that comprises a bath with a shower over and a glass screen. A wash basin is above a vanity unit and a heated towel radiator exists. A cupboard is present which houses the boiler.

Driveway & Front Garden

The driveway has a tarmac surface. The driveway leads up the side of the property to the detached garage. The front garden is laid to lawn with a mature hedge that defines the boundary to the adjoining property.

Detached Garage

A detached garage is accessed by double doors. The garage has electricity and two windows that allow natural light in.

Rear Garden

The rear garden has a timber deck seating area, a patio, and a lawn with raised borders. A timber gate can lead out of the rear garden onto the driveway and double-glazed French doors can open to lead into the open-plan sitting room & dining room.

Important Information

TENURE - FREEHOLD.

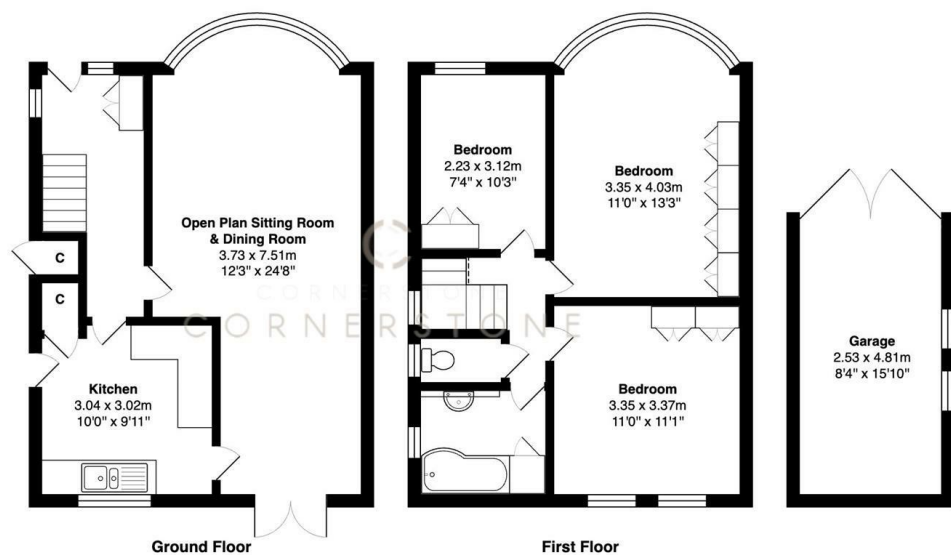
Council Tax Band C.

No onward chain - Completion July 2025.

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 check 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





Total Area: 101.7 m² ... 1094 ft²
All measurements are approximate and for display purposes only

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.

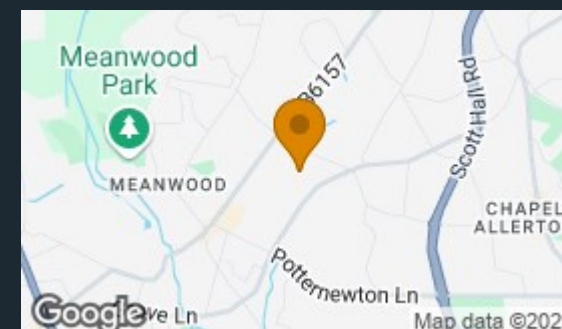
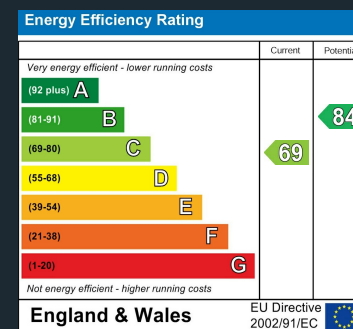
3. Measurements: These approximate room sizes are only intended as general guidance.

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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