

# 15 Willow Chase, Meanwood, Leeds, West-Yorkshire, LS7 2FS



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# 15 Willow Chase

## £385,000

This modern Taylor Wimpey-built home (the popular Braxton design) offers a bright, stylish, and thoughtfully laid-out interior, perfect for families, professionals, or first-time buyers.

Set in a quiet residential location, 15 Willow Chase enjoys a peaceful position within this well-established development and is still covered by the NHBC new build warranty.

The property benefits from a driveway for off-street parking, a private rear garden, and flexible living across three floors, including a luxurious top-floor main bedroom with en-suite. It's move-in ready and ideal for those seeking low-maintenance living close to Meanwood's many amenities.

The home is within catchment for excellent local primary and secondary schools and just a short distance from Meanwood Park, The Hollies, Waitrose, and David Lloyd Leisure Centre, with easy access to Leeds City Centre via excellent public transport links.

In brief, the ground floor comprises a welcoming hallway, a spacious front-facing living room, a modern kitchen-diner with French doors to the garden, and a spacious downstairs W.C. accessed via the kitchen. The first floor offers two bedrooms and the family bathroom. The top floor features a spacious main bedroom suite with built-in storage and en-suite shower room.

### Entrance Hallway

A welcoming entrance hallway with neutral décor and practical flooring. Provides access to the living room and staircase to the first floor.

### Living Room

Located at the front of the property, the living room is bright and spacious, with a large double-glazed window allowing plenty of natural light. It provides a comfortable space for relaxing or entertaining and flows nicely into the kitchen/dining area.

### Kitchen/Diner

Situated at the rear of the property, the kitchen-diner boasts modern fitted units, integrated appliances, and ample space for a dining table. French doors lead directly out to the rear garden, creating a sociable and practical living space.

### Downstairs W.C.

Accessed just off the kitchen, the spacious downstairs W.C. includes a toilet and wash basin.



### Bedroom 2

A spacious double bedroom with a large rear-facing window overlooking the garden. The room is neutrally decorated and well-suited as a main bedroom or guest space.

### Bedroom 3

Located at the front of the property, this room is currently used as a home office.

### Family Bathroom

A modern bathroom fitted with a bathtub with shower over, wash basin, and toilet. Finished in a neutral style with modern tones.

### Main Bedroom Suite

The entire top floor is dedicated to the main bedroom suite — a bright and airy retreat featuring dual-aspect windows and a well-appointed en-suite shower room.

### Front & Driveway

A tidy front garden with shrubs and a paved pathway leads to the front door. A private driveway to the side of the property provides off-street parking.

### Rear Garden

The rear garden is mainly laid to lawn, with a paved patio area ideal for outdoor seating or entertaining. Accessed directly via French doors from the kitchen, it's a perfect space for relaxing or hosting.

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 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 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.



### 3 BEDROOM HOME, TOTAL 1,092 sq ft / 101.45m<sup>2</sup>



#### GROUND FLOOR

Lounge max.  
3.19m x 4.19m 10' 6" x 13' 9"

Kitchen/Dining max  
4.25m x 3.43m 14' 0" x 11' 3"



#### FIRST FLOOR

Bedroom 2 max.  
4.25m x 2.82m 14' 0" x 9' 3"

Bedroom 3  
2.11m x 3.59m 6' 11" x 11' 10"



#### SECOND FLOOR

Bedroom 1  
3.16m x 6.64m 10' 4" x 21' 10"

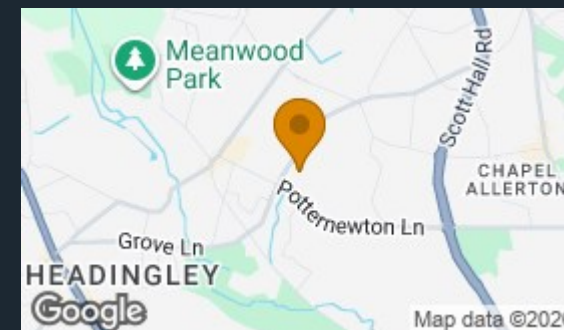
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

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  
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







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