



CORNERSTONE

12 Boothroyd Drive, Meanwood, Leeds, LS6 2SA



2/3x

3/4x

3 x

2 x

C EPC





12 Boothroyd Drive Offers Over £400,000

The property has been substantially extended to the rear and further enhanced by a garage conversion, creating a versatile and incredibly spacious home. With well-planned accommodation across two floors, landscaped gardens, and a generous driveway, this home is sure to appeal to a range of purchasers.

The location is another strong feature, being within walking distance of Meanwood's wide choice of shops, bars, cafés, and restaurants. The leafy Meanwood Park and retail amenities such as Waitrose and Aldi are also nearby. For commuters, the property benefits from excellent bus links offering a short and straightforward journey into Leeds city centre, while the vibrant suburbs of Chapel Allerton & Headingley are just a short distance away.

In Brief, the ground floor comprises an entrance hall, a spacious living room, a guest WC, and an extended open-plan dining kitchen with wrap-around living space. French doors open directly into the rear garden. A converted garage, completed to full regulations, provides a flexible additional room that could be used as a sitting room, a fourth bedroom, an office, a gym, or a playroom.

The first floor offers three well-proportioned double bedrooms. The principal bedroom benefits from fitted wardrobes and a modern en-suite shower room. The further two bedrooms are generous in size, with space to comfortably accommodate double beds, and are served by the house bathroom. The loft is partially boarded, offering additional storage.

To the front, the property features raised beds with planted borders and a lengthy driveway providing ample off-street parking. The rear garden has been beautifully landscaped and is both private and secure. Designed with a gardener in mind, it offers a variety of planting, including fruit trees, bushes, and palms, together with two patio seating areas which make the most of the sun throughout the day.

This spacious and versatile detached home offers extended accommodation, landscaped gardens, and a sought-after Meanwood location. With its flexible layout and chain-free status, we expect this property to attract some strong interest.

Important Information

TENURE - FREEHOLD.

Council Tax Band D.

No Onward Chain.

1. In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended), estate agents are legally required to verify the identity of their applicants and understand the source of any funds used in a property transaction. As part of our due diligence process, all purchasers and individuals providing funds (including giftors) will be required to provide: Proof of identity, Proof of address and Evidence of the source of funds. We carry out electronic anti-money laundering (AML) checks on all buyers and giftors. A non-refundable fee of £36.00 (including VAT) will be charged per individual to cover the cost of these checks. We apply a risk-based approach in line with regulatory requirements. This means the level of information and documentation we request may vary. In some cases, additional evidence may be required to meet our obligations under the regulations. All requested documentation must be provided in full for us to proceed with the transaction. Failure to comply may result in delays or the inability to continue with the process. Please note: Where we have knowledge or suspicion that a transaction involves criminal property or money laundering, we are legally required to make a report to the National Crime Agency (NCA).

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. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Sales & Lettings nor any of its employees or agents has any authority to make or give any representation or warranty about this property.

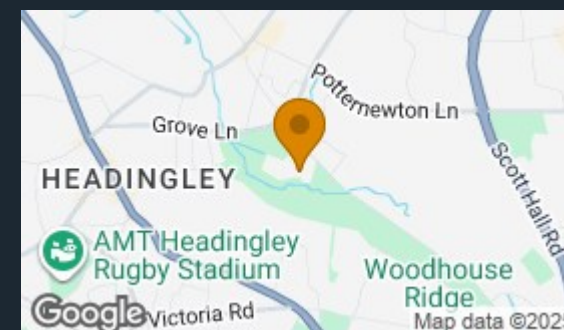
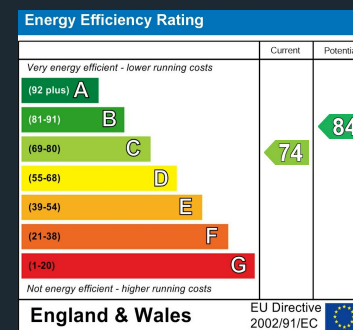




Total Area: 114.1 m² ... 1228 ft²
 All measurements are approximate and for display purposes only

Local Authority
 Leeds City Council

Council Tax Band
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