



CORNERSTONE

118 Church Lane, Meanwood, Leeds, LS6 4NR







118 Church Lane

Guide Price £495,000

The First Viewings are on Saturday 25th October 2025.

This brilliant family home situated on Church Lane is only a short distance from the centre of Meanwood, Meanwood Park, The Hollies, a David Lloyd Leisure Club, and a variety of brilliant shopping amenities. To name a few, these include a Waitrose Home & Food Hall, an Aldi supermarket at the Northside Retail Park, and a Sainsbury's supermarket at the nearby Moor Allerton retail park complex.

Several extremely reputable schools are also nearby, which include the sought-after Meanwood Primary School, which is just around the corner, located at the entrance of Meanwood Park and the popular Car Manor Community School, which is Ofsted Outstanding. A good selection of coffee shops, bars, pubs, and restaurants are located throughout Meanwood.

The location of this property gives easy access to the ring road and Leeds city centre. This location has good public transport links.

The property on the ground floor comprises a spacious hallway, a sitting room, and a stunning open-plan kitchen-diner that includes a snug that has bi-folding doors out into the rear garden onto an Indian stone patio. The open-plan kitchen-diner gives access to a utility room, which then leads through to a ground-floor W.C.

The first floor comprises a landing, three extremely generous bedrooms and a stunning family bathroom.

Externally, the property is situated on a large plot that comprises a gated block paved driveway which leads down to a large detached garage. The property has a lovely front and rear garden.

This home will appeal to a range of purchasers - especially those looking for that perfect family home in this great location.

Hallway

You enter the property through a black composite door into a spacious, neutrally decorated hallway with a high ceiling that has coving. The hallway is light and airy, courtesy of several windows. The hallway leads to the sitting room, the open plan kitchen, diner/snug and the staircase to the first floor.

Sitting Room

A stunning sitting room with a large double-glazed bay window to the front elevation with a view out over the front garden. The sitting room features an electric wall-mounted fireplace, two painted feature walls to each side of the chimney breast, coving the ceiling, and the overall decor is neutral.

Open Plan Kitchen Diner & Snug

A stunning and impressive space that features bi-fold doors out into the rear garden. The kitchen comprises ample lower and upper level cupboards with a gloss neutral finish, with contrasting solid wood worktops with grey metro tiled splash backs. The kitchen utilities comprise a one-and-a-half sink with a drainer, an integrated dishwasher, an integrated oven with an integrated microwave above, a hob with a glass splashback with an extractor hood above, and there is also space for a free-standing fridge freezer. The kitchen dining area flows into the snug, which features space for a sofa and a television. Above this space are two large Velux windows, and alongside the bi-fold doors, allow light to pour in. The kitchen-dining area gives access to the utility room.

Utility Room

An impressive utility room which features space for a washing machine and a tumble dryer. It has additional cupboard space with a contrasting worktop. The utility room leads to the ground-floor W.C.

Ground Floor W.C.

The ground floor W.C. comprises a toilet and a wash basin above a vanity cupboard. The decor is trendy, and a frosted double-glazed window allows natural light in.

Landing

A spacious and neutrally decorated landing with a high ceiling and a large frosted double-glazed window above the staircase. The landing leads to the principal bedroom, double bedroom two, bedroom three and the family bathroom.

Principal Bedroom

A vast principal bedroom with coving, inset spot lights in the ceiling, fitted wardrobes and a large double-glazed bay window to the front elevation. The principal bedroom is decorated in fashionable tones.

Double Bedroom Two

A good-sized double bedroom again with coving to the ceiling and a double-glazed window to the rear elevation, which has a pleasant view out over the rear garden.

Bedroom Three

A spacious, neutrally decorated third bedroom with a double-glazed window to the front elevation.

Family Bathroom

A stunning bathroom that comprises a wash basin above a vanity unit, a walk-in shower with a rain dance shower head, a bath and a toilet. The bathroom is predominately tiled and features plenty of soft lighting. Two frosted double-glazed windows allow natural light in.

Driveway & Front Garden

A gated block paved driveway. The driveway leads down the side of the property to a large detached garage. The front garden is laid to lawn with planted borders, and a stone wall is present along the front boundary.

Detached Garage

A large garage that is accessed by an up-and-over door. The garage has a window for natural light.

Rear Garden

A beautiful and mature rear garden that features an Indian stone patio that flows seamlessly from the open plan living area through bi-fold doors. A number of steps lead up from the patio to a lawn that is surrounded by planted borders, a raised pond, and a second Indian stone patio. A truly stunning garden that is perfect for either relaxing or entertaining.

Important Information

TENURE - Freehold.

Council Tax Band C.

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).

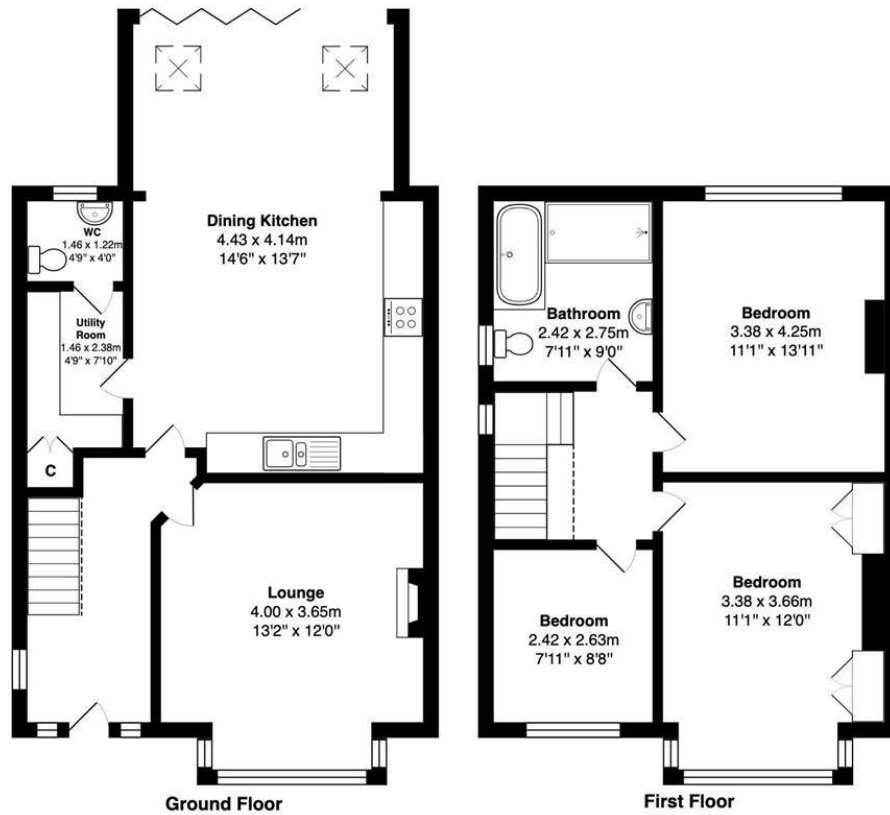
2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property, and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

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 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.

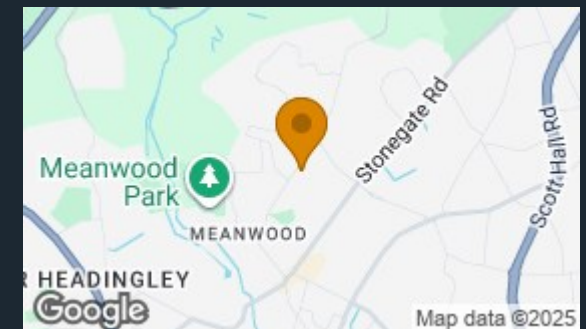
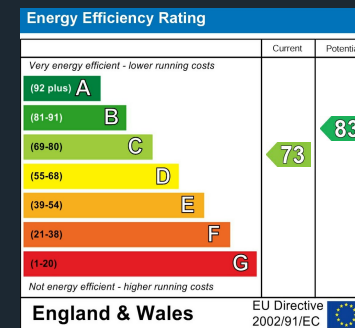


Total Area: 109.8 m² ... 1181 ft²

All measurements are approximate and for display purposes only

Local Authority
Leeds City Council

Council Tax Band
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Cornerstone Sales
13 Stonegate Road
Leeds
West Yorkshire
LS6 4HZ

Contact
0113 2745360
office@cornerstoneleeds.co.uk
www.cornerstoneleeds.co.uk