



CORNERSTONE

# 70 Church Avenue, Meanwood, Leeds, LS6 4JS



2 x

3 x

1 x

2 x

D





# 70 Church Avenue

## Guide Price £325,000

Cornerstone are delighted to present for sale this charming three-bedroom semi-detached property, ideally situated in the highly desirable residential area of Meanwood.

This lovely home enjoys a prime location with an excellent selection of local amenities close by, including cafes, bars, restaurants, the Waitrose Home and Food Hall, and several highly regarded schools. It's a perfect choice for families, professionals, or anyone looking to enjoy a vibrant yet peaceful neighbourhood.

Outdoor enthusiasts will appreciate the proximity to Meanwood Park, The Meanwood Valley Trail, The Hollies, and the David Lloyd Leisure Club—all just a short walk away and offering wonderful spaces for relaxation and recreation.

The property also benefits from good transport links, with easy access to the Leeds ring road and regular public transport routes into Leeds City Centre. Additionally, the popular suburbs of Headingley and Chapel Allerton are just a short distance away, providing further dining, shopping and leisure options.

Internally, the property features a welcoming hallway on the ground floor, which leads to a comfortable sitting room with a burning stove, a separate dining room, which flows into the kitchen.

Upstairs, the first floor comprises a landing that gives access to three bedrooms and the bathroom.

Externally, the property includes a neatly presented front garden and a driveway that runs alongside the property, providing ample off-street parking. The driveway leads to a generous rear garden, ideal for outdoor entertaining or relaxation.

This home is expected to attract significant interest due to its outstanding location, appealing layout, and competitive price. Early viewing is highly recommended.

### **Hallway**

Accessed from the driveway through a white UPVC door, you step up into a neutrally decorated hallway that leads to the sitting room, the staircase to the first floor and the dining room.

### **Sitting Room**

Decorated in modern and trendy tones with a double-glazed bay window to the front elevation overlooking the front garden, while allowing ample light in. The sitting room has some fantastic touches, including a burning stove, a picture rail and deep coving to the ceiling. The sitting room is perfect for a cosy night.

### **Dining Room**

A neutrally decorated dining room with coving to the ceiling that benefits from fitted bespoke cabinetry with shelving above. A handy under-stairs cupboard also exists, perfect for storage. A large double-glazed window to the side elevation allows natural light in, and the dining room flows up into the kitchen.

### **Kitchen**

The kitchen comprises ample lower and upper level cupboards with contrasting worktops. The kitchen utilities comprise a stainless steel sink with a drainer, an integrated oven, a four-ring gas hob that has a metro-tiled splashback above with an extractor hood, space for a washing machine and space for a fridge freezer. The boiler is located in the kitchen. Two double-glazed windows allow natural light in, and a UPVC door leads out into the rear garden.

### **Landing**

A neutrally decorated landing leads to the principal bedroom, double bedroom two, bedroom three and the bathroom.

### **Principal Bedroom**

Decorated in modern tones, the principal bedroom has a large double-glazed bay window to the front elevation overlooking the front garden with the spire of Meanwood's Holy Trinity Church in the backdrop. The floor's finish is exposed timbers.

### **Double Bedroom Two**

A vividly decorated bedroom that has a lovely view out up and over the rear garden. Again, an exposed timber floor exists.

### **Bedroom Three**

A neutrally decorated bedroom with an exposed timber floor that is currently used as a study and dressing room.

### **Bathroom**

A stylish and neutrally finished bathroom with some metro tiling. The bathroom comprises a bath with a shower over, a pedestal wash basin and a toilet.

### **Front Garden & Driveway**

A relatively low-maintenance front garden that is laid to gravel with some mature plants. The driveway is laid in concrete and leads up to the main entrance door, a detached garage and the rear garden.

### **Detached Garage**

The property has a detached garage, which can be accessed by a door located at the side of the garage. The garage also has a window allowing natural light in, and an inspection chamber is found in the floor.

### **Rear Garden**

A long and spacious rear garden that is presented over three levels. The rear garden can be accessed from the kitchen with ease through a UPVC door. A concrete area is perfect for sitting out, and some steps lead up to a lawn with raised borders. A second set of steps leads onto the second lawn, which is currently tended to as a wildlife garden. This whole garden space is perfect for entertaining or relaxing, and will be a real sun trap.

### **Important Information**

TENURE - Freehold.

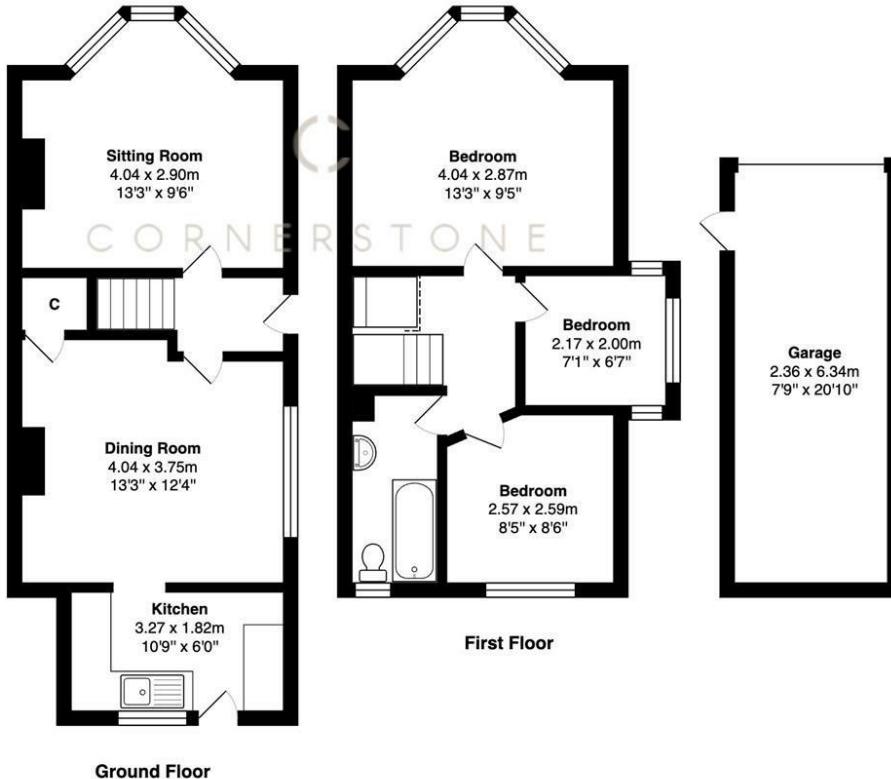
Council Tax Band C.

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.





Total Area: 88.7 m<sup>2</sup> ... 955 ft<sup>2</sup>

All measurements are approximate and for display purposes only

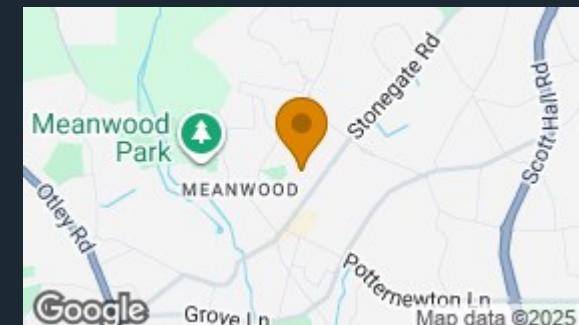
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

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		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	60	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





Cornerstone Sales  
13 Stonegate Road  
Leeds  
West Yorkshire  
LS6 4HZ

Contact  
0113 2745360  
[office@cornerstoneleeds.co.uk](mailto:office@cornerstoneleeds.co.uk)  
[www.cornerstoneleeds.co.uk](http://www.cornerstoneleeds.co.uk)