

2 Woodlea Grove, Meanwood, Leeds, LS6 4SJ







2 Woodlea Grove

Guide Price £450,000

The First Viewings are on Saturday, 2nd August 2025, Strictly by Appointment Only.

This lovely home is located in the highly popular and well-regarded Woodlea Development of Meanwood.

At a glance, the property boasts spacious living spaces, light-filled interiors, and high-quality finishes. 2 Woodlea Grove is a standout home. You enter through the composite front door into a spacious hallway that leads to the open-plan living space comprising the sitting room and an open-plan kitchen-diner. The hallway also gives access to a ground-floor toilet, the staircase to the first floor and a handy storage cupboard.

The first floor comprises a landing with loft access above, a principal bedroom with an en-suite, a second double bedroom, bedroom three and the family bathroom.

Externally, there is a large tarmac driveway for ample off-road parking, a good-sized front garden which is situated on both sides of the driveway, and a beautiful landscaped south-facing rear garden with a raised seating area, lovely tended borders, and a lawn. You can access the garage that has an electricity supply through a side door from the rear garden or from the driveway by an up-and-over door.

A viewing is a must to appreciate this brilliant home.

Why Meanwood?

Meanwood is a vibrant and thriving area that perfectly balances urban convenience with a peaceful, residential charm. This highly desirable location offers everything you could need, from excellent local amenities to beautiful green spaces. The property is just a stone's throw from a wide range of shops, including a Waitrose, many cafes, coffee shops, restaurants, pubs, and leisure facilities, including a David Lloyd Club. For families, the local schools and parks are highly regarded, providing plenty of options for education and outdoor activities. If you enjoy the outdoors, Meanwood Park is just around the corner, offering acres of green space, woodlands, and trails to explore alongside the Meanwood Beck.

Excellent Transport Links.

For those who need to commute, Meanwood offers easy access to the ring road and Leeds city centre, just a short drive away, with excellent bus and road links, making this a prime location for both work and leisure.

2 Woodlea Grove is not just a home; it's a place to enjoy, being in one of Leeds' sought-after suburbs. Don't miss the chance to make this incredible property your new home.

Hallway

You enter the property through a composite front door and step into the hallway. The hallway has a wood-effect floor and is neutrally decorated, with coving to the ceiling. It leads to the open-plan living area, which comprises the sitting room and open-plan kitchen-diner. From the hallway, you can also access a stylish ground-floor W.C., the staircase to the first floor, and a handy storage cupboard.

Ground Floor W.C.

A neutrally decorated, stylish W.C. that comprises a toilet and a wash basin above a vanity cupboard. A feature frosted porthole-style window allows natural light to pour in.

The Open Plan Living Area

From the hallway, you step into the sitting room. The sitting room is neutrally decorated with coving to the ceiling, and a large double-glazed window exists to the front elevation. A lovely wood-effect floor is present, and this space flows into the open-plan kitchen-diner.

The Open Plan Kitchen Diner

Accessed from the sitting room, this beautiful and spacious area boasts a stylish kitchen perfect for relaxing or entertaining with friends or family. The kitchen comprises a one-and-a-half composite sink with a drainer, and a double-glazed window is found above that has a view down over the rear garden. An integrated dishwasher, an integrated washing machine and an integrated fridge and freezer are present. For cooking, there is a double oven and a separate hob with a pop-up extractor fan located on the island. The boiler is located in the kitchen next to the composite door that leads out to the side of the property. The dining area is neutrally decorated with a double-glazed sliding door that steps out onto a raised seating area that has a view over the rear garden.

Landing

A neutrally decorated landing with a double-glazed window above the staircase. The landing leads to the principal bedroom with an en-suite, the second double bedroom, bedroom three and the family bathroom. A loft hatch is also present above.

Principal Bedroom & En-Suite

A neutrally decorated bedroom with fitted wardrobes with a dressing table. A large double-glazed window is present to the front elevation with a view over part of the front garden. The en-suite comprises a shower, a wash basin with a vanity cupboard below, a toilet and a frosted double-glazed window.

Double Bedroom Two

A neutrally decorated second double bedroom. A good-sized double-glazed window is present that has a lovely view down over the rear garden with a beautiful, tree-lined view in the distance.

Bedroom Three

Bedroom three is neutrally decorated and is currently used as a walk-in wardrobe. A double-glazed window is present, which again has a great view.

Family Bathroom

A stunning family bathroom that comprises a large walk-in shower enclosure with a rain dancer shower head and a second flexible shower hose. A wash basin above a vanity cupboard, a toilet and a heated towel radiator exist. The bathroom is partially tiled, and a frosted double-glazed window is present. A handy airing cupboard also exists.

Front Garden & Driveway

2 Woodlea Grove boasts a front garden on both sides of the driveway, and comprises lawns and well-tended borders. The driveway is tarmac and offers parking for several vehicles. The driveway leads down to a garage.

Garage

The garage adjoins the neighbouring garage. It can be accessed by an up-and-over door or a door to the side. The garage has a double-glazed window and a power supply.

Rear Garden

A south-facing rear garden with an elevated seating area that looks down over the lawn and beautifully tended borders. Access into the open plan living area is done with ease through a double-glazed sliding patio door. The property being detached means you can access the rear garden from both sides of the property.

To conclude, this outstanding home in Woodlea Grove offers the perfect balance of comfort, space, and location. Contact Cornerstone today to arrange your viewing.

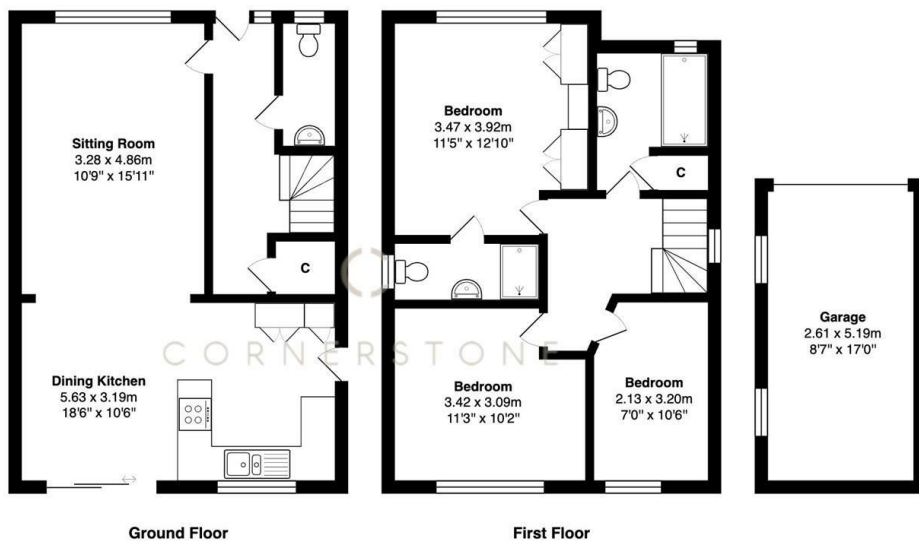
Important Information

TENURE - Freehold

Council Tax Band D.

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 electronic anti-money laundering checks 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.



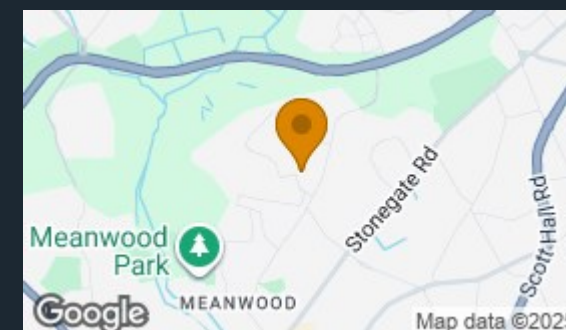
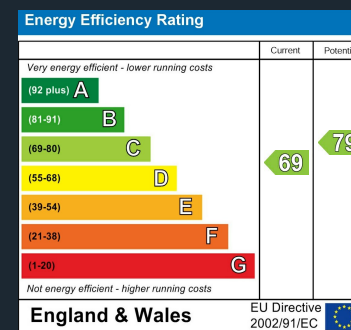


Total Area: 104.9 m² ... 1129 ft²
All measurements are approximate and for display purposes only

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.

Local Authority
Leeds City Council

Council Tax Band
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