



CORNERSTONE

# 2 Woodlea Lane, Meanwood, Leeds, LS6 4SX



3 x

| 4-5 x

| 4 x

| 2 x

C





# 2 Woodlea Lane

## Guide Price £695,000

A spacious and accessible detached home in a beautiful Meanwood setting. Welcome to Woodlea Lane, situated in the popular and superb Woodlea Development. Cornerstone is delighted to offer for sale this fantastic detached home offering exceptional space, remarkable accessibility features, and an enviable position within one of Meanwood's most desirable neighbourhoods. This brilliant home has a large driveway, a thoughtfully designed interior and a large, private wraparound garden with a professional-grade garden room. This home provides versatility, comfort and style in equal measure.

### **Ground Floor – Designed for Space & Comfort.**

#### **Entrance Hallway**

You enter this home through a grey timber door into an inviting hallway. The hallway is spacious with a tiled floor and neutral decor with coving to the ceiling. The hallway flows into the living room, leads to the dining room/gym, a ground-floor W.C., the staircase to the first floor and the snug.

#### **Living Room**

A spacious living room that has a tiled floor, neutral decor with coving to the ceiling and a painted feature wall. A commanding fireplace creates a nice focal point to this room, and a large double-glazed window to the front elevation is excellent for natural light. This space is perfect for relaxing, entertaining or unwinding after a long day.

#### **Dining Room – Currently a Gym**

This versatile reception room is currently utilised as a gym but would function equally well as a formal dining room. The dining room has a tiled floor, wallpapered walls with coving to the ceiling and a double-glazed window to the front elevation.

#### **Ground Floor W.C.**

A conveniently positioned and stylishly tiled W.C. that comprises a toilet and wash basin with a cupboard below.

#### **Snug with Vertical Lift**

A spacious but cosy snug with a grand fireplace with double-glazed windows to each side, which creates a lovely feature in this room. The snug has a tiled floor and is neutrally decorated with coving to the ceiling. It has a vertical lift that offers direct, effortless access to the first floor. This thoughtful addition makes this home ideal for wheelchair users or those seeking long-term accessibility. It is also important to note that if the lift does not suit your needs, it can be easily removed by the new owners. The snug flows into the open plan kitchen diner and also leads to a second hallway.

#### **Bespoke Open Plan Breakfast Kitchen**

A beautifully crafted and bespoke breakfast kitchen with granite worktops that has been designed with accessibility at its heart. High-quality finishes, clever storage solutions, integrated appliances and excellent workspace combine to create a stylish yet practical area. Perfect for social cooking or casual dining, this open-plan space truly forms the heart of the home. Two large double-glazed windows exist, which allow plenty of natural light in. A door gives access out into the garden.

#### **Second Hallway - Independent Ground Floor Living**

Accessed from the Snug, the second hallway is neutrally decorated with coving to the ceiling and a tiled floor. A door that leads out into the garden and a second door into a large ground-floor bedroom.

#### **Large Ground Floor Bedroom**

A superbly spacious bedroom offering privacy and convenience, well-suited for those needing ground-floor accommodation. This bedroom has a tiled floor, stylish decor and a double-glazed window allowing natural light in. A sliding door reveals a wet room.

#### Separate Vast Wet Room

A large, fully accessible wet room designed with ease of use and ample space for assisted bathing. A rare and highly practical feature. The walls are tiled, and a frosted double-glazed window allows natural light in.

#### First Floor – Light-Filled Bedrooms

##### Landing

A fairly bright and airy landing leading to the full first-floor accommodation. A papered feature wall is present on the staircase.

##### Principal Bedroom & En Suite

A generous principal bedroom with a modern ensuite shower room. The decor is neutral with a painted feature wall, fitted wardrobes and a double-glazed window to the front elevation. The en suite is modern and stylish.

##### Second Double Bedroom

Another excellent double bedroom that is wallpapered throughout. It has a double-glazed window to the rear elevation.

##### Bedroom Three

Ideal for a child's bedroom, it is neutrally decorated with a double-glazed window to the rear elevation.

##### Bedroom Four

Currently, the vertical lift access from the ground floor enters this room on the first floor. This room is neutrally decorated again with a double-glazed window to the rear elevation.

##### Family Bathroom

A sleek, contemporary tiled bathroom featuring a free-standing bath with a beautiful free-standing tap with a shower hose, a wash basin over a vanity cupboard, a toilet and a towel radiator. A frosted double-glazed window allows natural light in.

##### Wraparound Garden

The property enjoys a generous wraparound garden that feels private and peaceful. Designed to be low-maintenance, it offers a perfect balance of outdoor enjoyment without demanding upkeep.

#### Large Timber Summer House/Professional Garden Room

A great feature of this home is the large timber garden building currently housing space for a hot tub and offers a wide range of possibilities. Whether you envision a luxurious spa room, professional home office, studio, gym, workshop or entertainment room/man cave, this impressive space can adapt to any lifestyle.

#### Summary

2 Woodlea Lane presents a rare opportunity to secure a substantial, well-presented and highly versatile family home in the heart of Meanwood. With superb accessibility features, flexible living spaces, a bespoke accessible kitchen, pleasant gardens and a professional-grade garden room, this property offers comfort, practicality and style in a superb setting.

#### Important Information

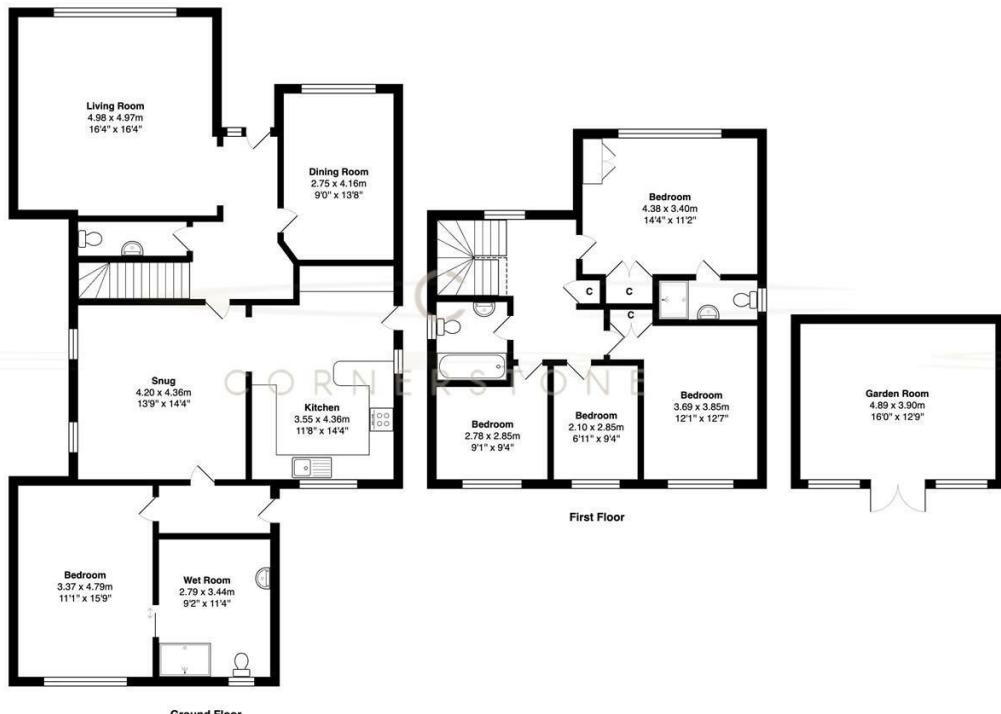
TENURE - FREEHOLD.

Council Tax Band E with an Improvement Indicator.

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 gifting) 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 gifting. 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.

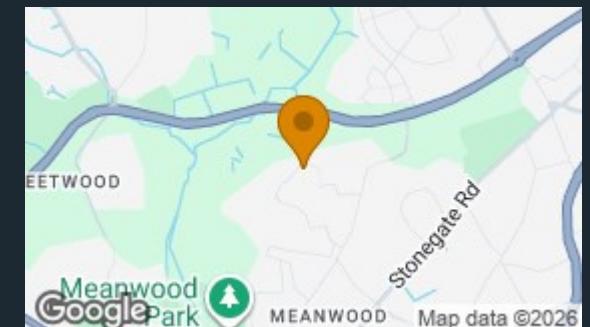
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

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.

Local Authority  
Leeds City Council

Council Tax Band  
E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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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