



CORNERSTONE

55 Woodside Avenue, Meanwood, Leeds, LS7 2UL



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55 Woodside Avenue

Guide Price £320,000

Introduction

The first viewings are on Saturday, 23rd May 2026, by appointment.

Situated within the highly desirable and leafy suburb of Meanwood, Cornerstone are delighted to offer for sale this lovely no chain three-bedroom semi-detached home, boasting a mature and beautiful rear garden together with good sized accommodation that will appeal to a wide range of buyers.

The property is offered for sale with no onward chain due to the vendors relocating, with the home expected to be available from September 2026. The benefit of no onward chain is particularly attractive to purchasers as it helps reduce the risk of delays often associated with linked property transactions. This can create a smoother and more straightforward buying process, offering greater certainty and helping minimise the likelihood of complications further down the chain. For buyers planning ahead for a future move, this presents an excellent opportunity to secure a lovely home

The Location

The property is located within the popular Woodside development, a well-regarded residential setting that enjoys an excellent balance of greenery, convenience and connectivity. Meanwood is one of North Leeds sought-after suburbs thanks to its vibrant atmosphere, abundance of amenities and excellent access to Leeds City Centre.

This particular home is only a short walk from Waitrose & Partners, together with the ever-popular Northside Retail Park, which includes an Aldi. The bustling parades of Meanwood offer an excellent range of independent cafes, bars, pubs, restaurants and shops. Meanwood perfectly blends suburban living with a lively social atmosphere, making it particularly popular with professionals, families and first-time buyers alike.

The area is also exceptionally well placed for schooling, with a number of highly regarded educational establishments nearby, including Carr Manor Community School and Meanwood Church of England Primary School, the latter positioned at the entrance to the beautiful Meanwood Park. Meanwood Park is one of the suburb's most treasured green spaces and offers scenic woodland walks, open parkland and the tranquil Meanwood Beck flowing through its centre. It provides a peaceful setting for walking, running, cycling or simply relaxing outdoors, helping reinforce Meanwood's reputation as a wonderfully green and leafy suburb.

Leisure facilities are also excellent, with a number of gyms and fitness centres located throughout the area, together with the highly regarded David Lloyd Leeds leisure club nearby, offering premium gym, swimming and racquet facilities.

For commuters, this location is particularly well positioned with easy access onto the Leeds Ring Road, making travel around Leeds and beyond extremely convenient. The property also offers excellent connectivity to Leeds City Centre, one of the UK's fastest-growing and most exciting cities. Leeds is widely recognised for its strong employment opportunities across the financial, legal, digital and professional sectors, whilst also being celebrated for its excellent shopping, including Trinity Leeds and the Victoria Quarter. The city boasts a thriving food and drink scene, renowned nightlife, theatres, galleries and cultural attractions, making it an outstanding place to live, work and socialise.

The Home

The accommodation itself is beautifully presented and thoughtfully arranged throughout. You enter the property through a stylish black composite door into a welcoming hall, which offers the perfect practical space for shoe and cloak storage. A second door opens into the spacious sitting and dining room, a lovely bright reception space neutrally decorated and centred around an attractive gas fire with an ornate surround that creates a warm and homely focal point. Beneath the staircase there is bespoke fitted book shelving together with a useful storage cupboard, adding both character and practicality to the room. A large double glazed window to the front elevation allows natural light to pour into the space whilst having a pleasant outlook over the front garden. The sitting and dining room also provides access to the staircase leading to the first floor together with the impressive open plan kitchen diner.

The open plan kitchen diner is a fantastic social and entertaining space, with double glazed French doors beautifully connecting the indoor living accommodation to the rear garden, creating an effortless flow between inside and out during the warmer months. The kitchen itself has been installed by the current owners and boasts a sleek and stylish design with contrasting worktops and attractive metro tiled splashbacks. The kitchen comprises a sink with drainer positioned beneath a double glazed window overlooking the rear garden, integrated oven, gas hob with extractor hood above and space for both a washing machine and a large fridge freezer, the latter currently positioned within the dining area.

To the first floor is a landing with loft access, a principal bedroom benefitting from a built-in storage cupboard, bedroom two, bedroom three which is currently utilised as a home office and a particularly attractive bathroom finished in contemporary tones. The bathroom is partially tiled and comprises a bath with rain dance shower over together with a secondary flexible shower hose and glass screen, wash basin with vanity storage below, WC and a chrome heated towel radiator.

The Gardens & Driveway

Externally, the property benefits from a front garden and a driveway complete with an electric vehicle charger. To the rear is a particularly lovely mature garden that feels both private and secure. The garden comprises a decked seating area flowing directly from the property through the French doors, a lawn, mature planted borders, a patio area and a useful garden shed. It is the perfect setting for relaxing or entertaining during the warmer months.

To Conclude

To conclude, this is a fantastic home offered for sale with no onward chain, situated within this highly desirable development in North Leeds. The benefit of no onward chain can help create a smoother and potentially quicker purchase process, which is particularly appealing for buyers looking to move promptly. Combining a lovely finish throughout, a mature private garden, excellent local amenities and superb commuter links, this attractive home offers a wonderful balance of lifestyle and practicality. Given the property's attractive price point, sought-after location within Meanwood and stylish presentation, we expect this lovely home to be particularly popular.

Important Information

TENURE - Freehold

No Onward Chain.

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 £40.00 (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).





Total Area: 65.2 m² ... 702 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.

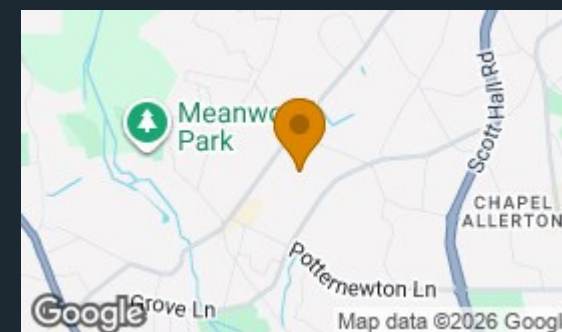
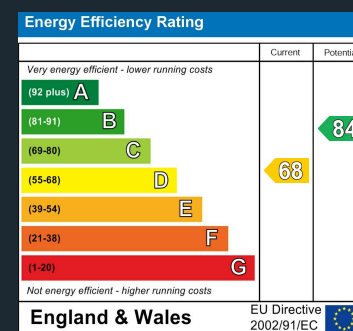
3. Measurements: These approximate room sizes are only intended as general guidance.

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. 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
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