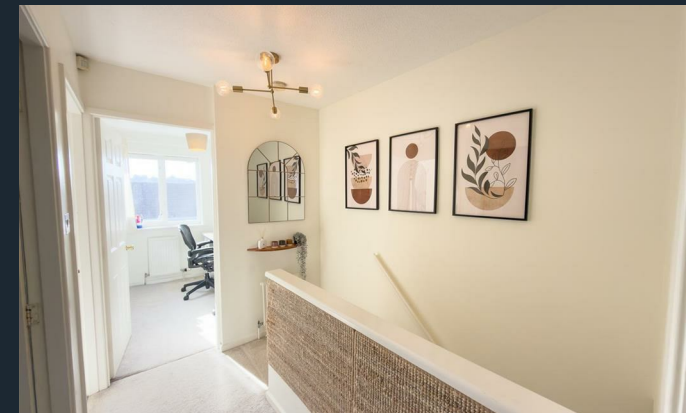




CORNERSTONE

63 Woodside Avenue, Meanwood, Leeds, LS7 2UL



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63 Woodside Avenue

Guide Price £325,000

The first viewings are on Saturday 18th April 2026.

Cornerstone is delighted to offer for sale this fantastic three-bedroom semi-detached property with a stylish open-plan kitchen diner, a conservatory that opens out into a southeast-facing rear garden.

This brilliant home is found on a popular development, located in the sought-after suburb of Meanwood and is only a short walk to its Centre.

Meanwood boasts many amenities including a Waitrose Home and Food Hall, the popular North Side Retail Park which includes an Aldi, and much more. The busy parades of Meanwood have many independent businesses, coffee shops, cafes, bars, pubs, and restaurants.

Several great schools surround this property. Meanwood Park and The Hollies are only a short distance away.

The property is surrounded by many gyms and leisure centers such as the popular David Lloyd Leisure Club.

The ground floor comprises an entrance vestibule, a sitting room, and an open-plan breakfast kitchen with French doors that open into a conservatory that lead out into the rear garden.

The first floor comprises a landing with a loft hatch above with a loft ladder for access, a principal bedroom with an airing cupboard, a second bedroom, a third bedroom which is currently used as a study/office, and a stylishly bathroom.

Externally there is a front garden, and a driveway which offers plenty of parking and leads down to a gate that leads into rear garden. The rear garden is southeast-facing comprising a lawn and a garden shed.

This rear garden has a lovely feel and is perfect for relaxing or entertaining in the warmer months.

To conclude, a brilliant home that will suit a range of buyers and will certainly be popular given its price, finish and location.

Hallway/Entrance Vestibule

Accessed from the side of the property from the driveway. A step leads up to the front door, the hallway leads into the sitting room.

Sitting Room

Stepping out of the hallway/entrance vestibule you enter the sitting room which is neutrally decorated in a modern tone. There is a fire that creates a lovely focal point along with fitted cupboards and a shelves below the staircase. The sitting room has a double-glazed bay window which has plantation shutters creating a nice feel to the room. The sitting room leads to the open-plan breakfast kitchen and a staircase to the first floor.

Open Plan Breakfast Kitchen

A stunning and beautifully presented open plan breakfast kitchen. This space is light and airy with a double-glazed window above the sink that looks into the conservatory and a double-glazed sliding door that gives access into the conservatory. The kitchen comprises ample lower and upper-level cupboards finished in a modern grey tone with complimenting worktops with white metro-tiled splashbacks. The kitchen utilities comprise a sink with a drainer, an integrated oven, a gas with an extractor hood above, an integrated dishwasher, space for a plumbed in washing machine and space for free standing fridge freezer. The open-plan breakfast kitchen is finished in a neutral modern tone with a wood effect floor.

Conservatory

A neutrally decorated conservatory which flows in from the breakfast kitchen via a sliding door. The conservatory has a wood effect floor and a uPVC double glazed door that leads out of the conservatory into the rear garden.

Landing

The landing is decorated in a modern and neutral tone. It leads to the principal bedroom, bedroom two, bedroom three, and the bathroom. A loft hatch is present above the landing.

Principal Bedroom

The principal bedroom is a good size, it is decorated in a popular and modern style. A large double-glazed window looks out over the front garden and allows ample light in. The principal bedroom has an airing cupboard that offers some practical storage.

Bedroom Two

This bedroom is decorated in modern neutral tones with a papered feature wall with a and a double-glazed window to the rear elevation. The view looks out over the rear garden with a pleasant far-reaching view.

Bedroom Three

Bedroom three is currently used as a study/office. It is again decorated in a stylish tone with a double-glazed window to the rear elevation with a lovely view out over the rear garden again with a pleasant far-reaching view.

Bathroom

A tiled bathroom that comprises a bath with a shower above and a glass screen, a pedestal wash basin, a toilet and a heated towel rail exist. A frosted double-glazed window allows natural light in.

Front Garden & Driveway

The front garden is laid to lawn with a planted border. A tarmac driveway exists offering plenty of parking and leads down to the rear garden which is accessed through a timber gate.

Rear Garden

The rear garden is accessed from either the driveway or from the conservatory. The rear garden boasts a patio, a lawn both which are perfect for entertaining simply having family fun. The rear garden has a southeast aspect.

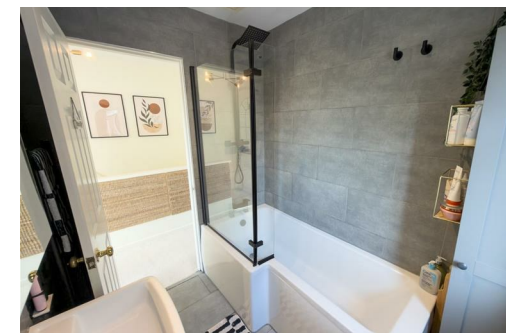
Important Information

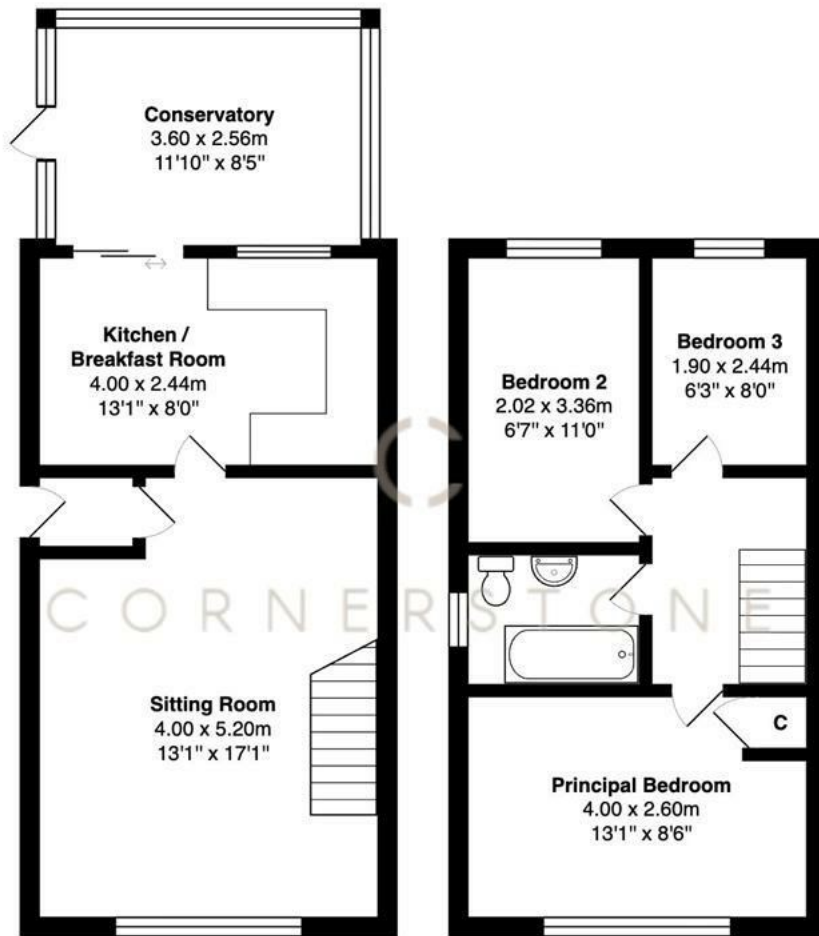
TENURE - Freehold

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 £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).





Ground Floor

First Floor

Total Area: 71.8 m² ... 773 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.

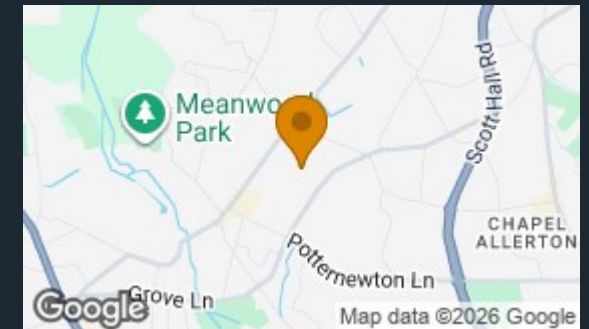
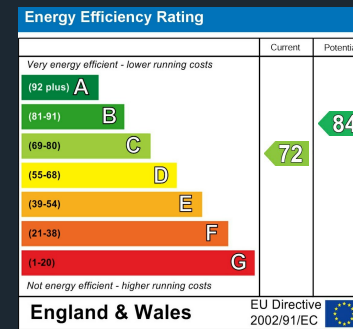
3. Measurements: These approximate room sizes are only intended as general guidance.

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.

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Council Tax Band
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