CORNERSTONE

97 Church Lane, Meanwood, Leeds, LS6 4NR







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97 Church Lane

Guide Price £330,000

Introduction

Cornerstone are delighted to offer for sale this lovely three bedroom semi detached home, occupying an attractive plot on Church Lane in the heart of Meanwood. With a driveway, detached garage, established gardens, two toilets and a bright garden room to the rear, the property offers a great deal more than first impressions might suggest.

The accommodation extends to approximately 965 sq ft and provides an excellent opportunity for a purchaser wanting a comfortable home in the fantastic suburb of Meanwood.

A Welcoming Home

The property is approached through metal gates and up the driveway which also runs alongside the house and continuing towards the detached garage. Please note with larger vehicles it would be impossible to reach the garage.

Stepping inside, the entrance hallway gives access to the ground floor accommodation and the staircase rising to the first floor.

One of the most useful features on this level is the ground floor bathroom, fitted with a shower enclosure, wash hand basin and WC. This provides an excellent additional facility for guests and adds considerable practicality to the layout.

Generous Open Plan Living

The principal living space is an impressive open plan sitting and dining room.

This is a genuinely versatile room, with plenty of space to create clearly defined sitting and dining area while retaining a lovely sense of openness. Large double glazed windows allow good levels of natural light into the room, and the proportions make this a comfortable space for both everyday living and entertaining.

Kitchen & Garden Room

The separate kitchen sits towards the rear of the property and is fitted with a comprehensive range of timber fronted wall and base units, complementary work surfaces and tiled surrounds, together with space for the usual appliances.

From here, the accommodation flows into the garden room/conservatory, which is a lovely addition to the house.

Filled with natural light and enjoying views across the rear garden, this space provides somewhere to sit, read or simply enjoy the garden throughout much of the year. A doors provides direct access out on to the driveway, creating a natural connection between the house and garden.

First Floor

The first floor landing gives access to two bedrooms and a further bedroom that has a W.C. and sink.

The principal bedroom is a particularly comfortable double room with a broad double glazed window providing plenty of natural light and a pleasant outlook.

The second bedroom is well proportioned, making excellent use of the available space. It has a lovely view out over the rear garden.

Gardens, Driveway & Garage
Externally, No. 97 sits on a very pleasant plot.

To the front is an established garden with a mixture of planted beds and mature greenery, alongside a gated private driveway providing off street parking and access towards the garage.

The rear garden offers a generous paved seating area immediately behind the house, creating plenty of space for outdoor furniture and entertaining during the warmer months.

Beyond the patio are established planted areas with mature shrubs and trees. The detached garage provides useful additional storage.

The rear garden has a north west aspect which is good for catching the evening sun.

Living in Meanwood
Church Lane places the property in a particularly convenient part of Meanwood, with many of the neighborhood's everyday amenities, green spaces and social attractions within easy reach.

Meanwood has developed into a desirable suburb of North Leeds while retaining its individual character. The area offers a great mix of independent cafes, restaurants, pubs and bars, alongside excellent everyday shopping.

The large Waitrose on Green Road is particularly convenient, while Northside Retail Park provides further shopping facilities including Aldi and a selection of other retailers.

For anyone who enjoys the outdoors, one of Meanwood's biggest attractions is the amount of greenery in and surrounding the suburb. Meanwood Park extends to approximately 71 acres and includes woodland, the beck, meadows, open grassland, tennis courts, a playground and access to the Meanwood Valley Trail.

The wider Meanwood Valley provides miles of attractive walking routes through The Hollies, Meanwood Park and onwards towards Adel Woods and Golden Acre Park, giving the area an unusually leafy feel for somewhere so close to Leeds.

Meanwood, Chapel Allerton & Headingley
Another attraction of Church Lane is the property's position between several of North Leeds' most popular suburbs.

Chapel Allerton is readily accessible and offers an excellent collection of independent restaurants, cafes, bars and shops, together with Chapel Allerton Park.

Headingley is also within convenient travelling distance, providing a further selection of shops, restaurants, leisure facilities and excellent access towards the universities.

Leeds City Centre
Despite the abundance of green space nearby, Meanwood remains exceptionally well connected to Leeds City Centre.

The city centre is only around four miles from Meanwood Park and can be reached easily by road and regular public transport, making the property particularly attractive for those commuting into central Leeds.

Leeds itself offers an extensive range of shopping, restaurants, entertainment and cultural attractions, alongside its major employment centres within the financial, legal, professional, digital and healthcare sectors.

The Cornerstone View
97 Church Lane is a wonderfully practical home with several features that can be difficult to find together in Meanwood. The property may need some modernisation depending on the new owners requirements but the combination of three good bedrooms, two toilets one of which the main bathroom on the ground floor, a spacious open plan sitting and dining room, garden room, driveway, detached garage and established gardens gives the property plenty of versatility.

Its position on Church Lane also places the house within easy reach of Meanwood's thriving amenities, its extensive green spaces, Chapel Allerton, Headingley and Leeds City Centre, making this an appealing opportunity for a wide variety of purchasers.

Viewing is highly recommended to fully appreciate the accommodation, outside space and excellent Meanwood location.

Important Information

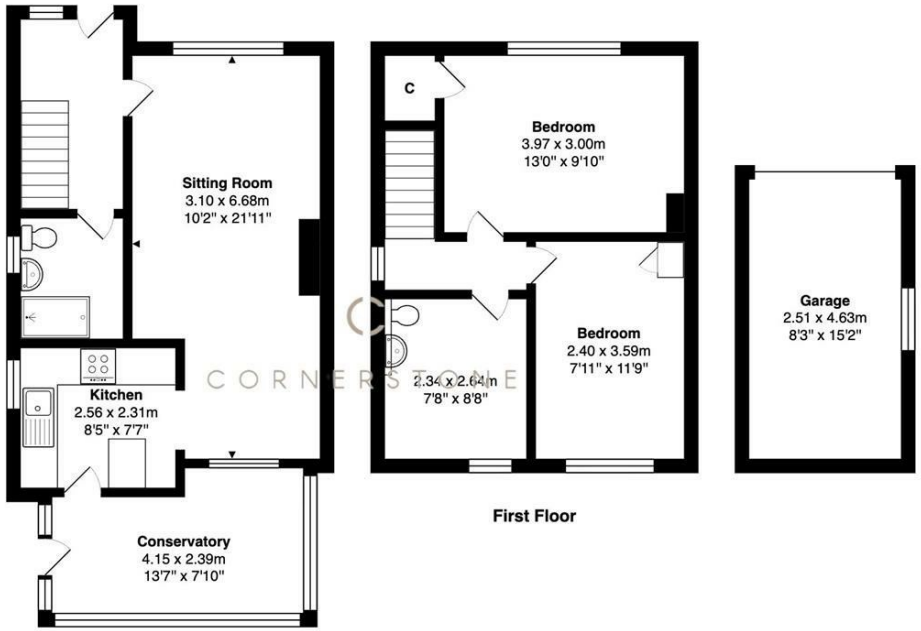












Total Area: 89.6 m² ... 965 ft²

All measurements are approximate and for display purposes only

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).

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.

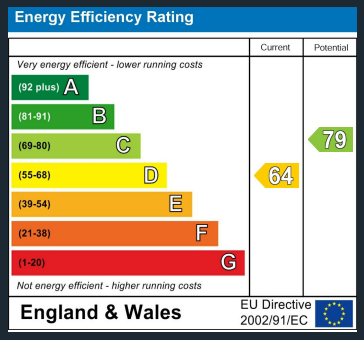
3. Measurements: These approximate room sizes are only intended as general guidance.

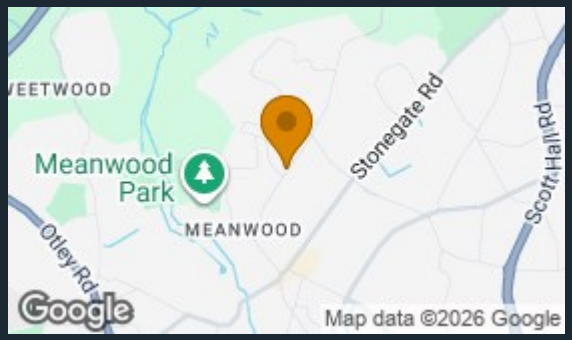
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

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Council Tax Band
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The Property Ombudsman







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