



CORNERSTONE

# 123 Church Avenue, Meanwood, Leeds, LS6 4JT



2 x  | 3 x  | 1 x  | 2 x  | E 









# 123 Church Avenue

## £299,950

Nestled in a quiet cul-de-sac, this home enjoys a peaceful setting in a popular Meanwood location. It presents a great opportunity for buyers looking for a property they can make their own. Set on a generous plot, the home benefits from a long driveway, a detached garage, and a considerable rear garden, offering excellent potential both inside and out.

The property sits within the catchment area of excellent primary and high schools, making it a strong choice for families. It also benefits from being close to Meanwood Park, The Hollies, scenic woodland walks, and a range of amenities including Waitrose, David Lloyd Leisure Centre, and the Moor Allerton retail complex. Excellent transport links provide easy access to Leeds City Centre and surrounding areas.

In brief, the ground floor comprises a handy entrance vestibule, a spacious living room, and a dining room that leads through to the kitchen. The first floor offers three bedrooms and the family bathroom.

With its excellent location, generous outside space, and high potential, this property is not to be missed.

### Living Room

Accessed via a handy entrance vestibule, the living room is a bright and spacious space, thanks to large double-glazed windows at the front of the property. It offers a practical layout with access to the staircase to the first floor and a doorway through to the kitchen.

### Dining Room

Positioned at the rear of the property, the dining room benefits from a large double-glazed window that looks out onto the back garden, bringing in plenty of natural light. The space connects directly to the kitchen, making it ideal for everyday dining or entertaining.

### Kitchen

The kitchen is accessed through the dining room and offers a practical layout, featuring ample worktop and cupboard space, as well as a convenient pantry/storage cupboard. It includes a freestanding oven with a gas hob and a rear door providing access to the garden. The property's boiler is also located in this room.



### Main Bedroom

A spacious double room located at the front of the property. It features a double-glazed window, a gas radiator, and fitted wardrobes, offering plenty of built-in storage.

### Bedroom 2

Another double room, currently used as a home office, offers plenty of space to serve as a comfortable bedroom. The room features a double-glazed window, a gas radiator, built-in storage cupboards, and enjoys a view over the rear garden.

### Bedroom 3

A single bedroom is located at the front of the property. It features a double-glazed window, gas radiator, and neutral décor. It would make an ideal child's room, guest room, or home office.

### Bathroom

The bathroom is fitted with a shower, wash basin, and toilet. A large frosted double-glazed window provides both natural light and good ventilation, making it a bright and practical space.

### Front Garden / Driveway

The front garden features a lawned area with hedged borders, adding a touch of greenery and privacy. A long, paved driveway runs down the side of the property, offering off-street parking and providing access to the detached garage and the rear entrance into the kitchen.

### Back Garden

The rear garden offers a good-sized outdoor space with a combination of lawn, pebbled borders, and paved areas—ideal for seating or low-maintenance landscaping. The garden also gives access to the detached garage.

### Important Information

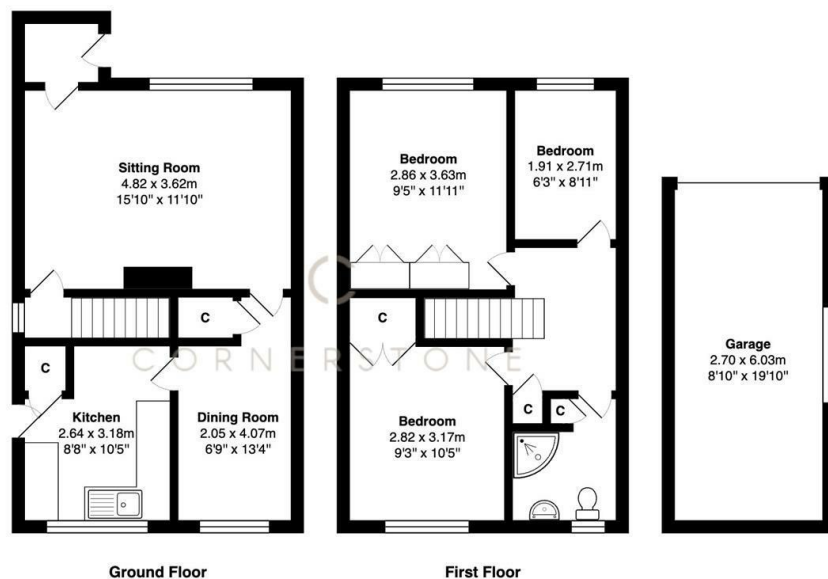
TENURE - Freehold.

Council Tax Band C.

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 an electronic anti-money laundering check 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.

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,





Total Area: 94.1 m<sup>2</sup> ... 1013 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

please contact the office and we will be happy to check where we reasonably can.

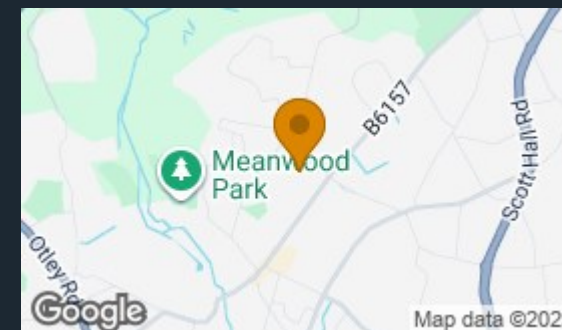
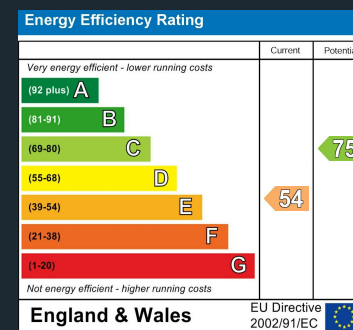
3. Measurements: These approximate room sizes are only intended as general guidance.

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  
 C







Cornerstone Sales  
13 Stonegate Road  
Leeds  
West Yorkshire  
LS6 4HZ

Contact  
0113 2745360  
[office@cornerstoneleeds.co.uk](mailto:office@cornerstoneleeds.co.uk)  
[www.cornerstoneleeds.co.uk](http://www.cornerstoneleeds.co.uk)