



CORNERSTONE

9 Lawson Wood Drive, Meanwood, Leeds, LS6 4RW



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9 Lawson Wood Drive

Guide Price £185,000

Introduction

The first viewings are on Saturday 25th April 2026.

A Spacious Two Bedroom Second Floor Apartment Located In Sought-After Woodlea Development Offered With No Onward Chain.

Situated within the popular Woodlea development, this spacious and well-presented second floor apartment offers generous accommodation in a peaceful setting. It has excellent access to local amenities and Leeds City Centre. Offered with no onward chain, the property is ideal for first-time buyers, professionals, and investors alike.

The Apartment

The apartment is neutrally decorated throughout, creating a bright and versatile living space.

A large and welcoming entrance hallway provides access to the majority of the rooms and a storage cupboard housing the hot water cylinder and electric central heating boiler.

The heart of the home is the open-plan kitchen diner offering a sociable and airy space ideal for both everyday living and entertaining.

The sitting room features a Juliet balcony, allowing natural light to flood the room and providing pleasant views over the communal gardens and towards the pathway that runs around the perimeter of the development.

There are two large bedrooms. The principal bedroom benefits from an en suite, while the second double bedroom has additional versatility, with an adjoining room that could be used as a home office, dressing room, or nursery which is perfect for modern lifestyles.

A family bathroom completes this spacious and pleasant internal accommodation.

The Woodlea Development

The Woodlea development is highly regarded locally for its premium and peaceful feel, with well-maintained surroundings and a good sense of community. Residents benefit from attractive communal gardens, ideal for relaxing outdoors, as well as allocated and visitor parking.

Its tucked-away position offers a quiet residential feel while still being conveniently close to local amenities which will make it particularly appealing to a wide range of buyers.

Meanwood

Meanwood is a highly desirable suburb of Leeds, known for its blend of green space, vibrant independent businesses, and excellent connectivity. The area offers a fantastic selection of cafes, bars, pubs, restaurants, and shops, alongside supermarkets such as Waitrose and Aldi, among many other everyday conveniences.

Residents enjoy easy access to Meanwood Park and the nearby Meanwood Valley Trail, providing beautiful green spaces for walking, running, and cycling.

The suburb of Meanwood has become increasingly popular with professionals and families due to its balance of lifestyle and accessibility.

Leeds City Centre

Leeds city centre is approximately 3.5 miles from the property, making it easily accessible by car or bus. Leeds is one of the UK's fastest-growing cities, offering a thriving economy, excellent shopping, a renowned dining scene, and a strong cultural and nightlife offering.

It is also a major hub for finance, legal, and digital industries, making it a key destination for professionals.

Key Information

- A large second floor apartment
- Two double bedrooms plus additional flexible room
- Open-plan living space with Juliet balcony
- En suite to principal bedroom
- Neutrally decorated throughout
- Electric central heating
- 999-year lease from 1 August 2001
- No onward chain
- Communal gardens and parking

This is a fantastic opportunity to acquire a spacious and well-located apartment in a desirable North Leeds development.

Viewing is highly recommended.

Important Information

Tenure - Leasehold.

Lease Term - 999 years lease from the 1st August 2001.

Service Charge including Buildings Insurance - £1522.62 per annum.

Ground Rent £125.00 per annum.

Managing Agent - Boothman Property Associates Ltd.

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 giflor(s) 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 giflor(s). 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.

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.

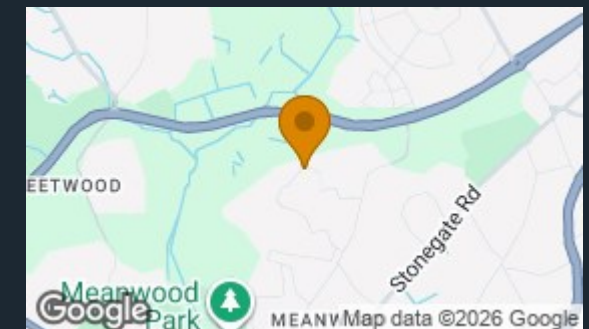
Local Authority

Leeds City Council

Council Tax Band

C

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		
	74	76
England & Wales		
EU Directive 2002/91/EC		





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