



CORNERSTONE

8 Church Lane, Meanwood, Leeds, LS6 4NP



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8 Church Lane

Guide Price £325,000

Introduction

Cornerstone are delighted to offer for sale this much loved and extended four bedroom family home, situated in the very heart of Meanwood with no onward chain.

This property has been a cherished family home for many years and now offers a brilliant opportunity for a buyer to create something truly special. Offered with no onward chain, the property represents excellent value for this particular location and gives the next owner the chance to put their own stamp on a spacious home in one of Meanwood's most convenient and very sought after positions.

The Home

One of the standout features of this home is its setting. The property enjoys lovely mature gardens to the front, side and rear, creating a wonderful sense of greenery and some privacy, which is quite rare for such a central Meanwood location. The garden wraps beautifully around the property and offers plenty of scope.

The property also benefits from a detached garage, which is accessed from Green Close, a quiet cul-de-sac positioned to the side and rear of the property. This is a superb practical feature, offering secure parking (subject to vehicle size), storage or a potential workshop space.

Internally, the accommodation is generous and flexible. The ground floor comprises an entrance hall, a sitting room with a feature fireplace. The sitting room also has access to an entrance vestibule situated at the front of the property, a dining room, a snug, a kitchen and a garden room. The garden room is accessed externally from the side garden and benefits from a glass roof, creating a lovely additional space that connects brilliantly with the outside.

The kitchen offers a range of fitted units, worktop space and integrated appliances, while still allowing scope for a future buyer to modernise or reconfigure to suit their own taste and lifestyle.

The sitting room is a lovely reception space, while the dining room and snug give the ground floor real flexibility. These rooms could work well for family life, entertaining, working from home or simply having separate spaces to relax.

To the first floor, there are three bedrooms and a bathroom. The principal bedroom is a generous double, while the additional bedrooms offer excellent versatility for children, guests or home office use. The bathroom comprises a shower enclosure, wash hand basin and W.C.

On the second floor, there is a good size bedroom with a lovely view.

Externally, the gardens are a real selling point. The mature front garden gives the property a charming first impression, while the side and rear gardens offer further outdoor space, greenery and some privacy. The detached garage is accessed from Green Close, adding further appeal and practicality.

The Location

Church Lane is one of Meanwood's most convenient and well-regarded locations, placing you within walking distance of everything this vibrant suburb has to offer.

Meanwood has become a popular place to live, and it is easy to see why. The area offers a fantastic mix of green space, independent amenities and everyday convenience. Meanwood Park, The Hollies and the Meanwood Valley Trail are all within easy reach, offering beautiful walks, woodland trails and open space, perfect for families, dog walkers and anyone who enjoys being outdoors.

The property is also well placed for Waitrose & Partners, Aldi, local shops, cafes, bars and restaurants, with Meanwoods centre only a short walk away. David Lloyd Leeds is also nearby, offering gym facilities, swimming pools, racquet sports and family amenities.

For commuters, Church Lane is extremely convenient. There are regular transport links into Leeds city centre, and the surrounding areas. Leeds city centre remains hugely popular for its business district, universities, restaurants, retail, and excellent train links, making Meanwood a fantastic base for those wanting suburban living with easy access to the city.

A number of highly regarded schools are also located nearby, making this a location that continues to appeal to young professionals and families.

In Summary

8 Church Lane is a brilliant opportunity to purchase a spacious, extended family home in the centre of Meanwood. With four bedrooms, flexible living accommodation, mature gardens to the front, side and rear, a detached garage accessed from Green Close and no onward chain, this property offers huge potential.

This is a home ready for its next chapter and is ideal for a buyer wanting to create a wonderful family home in one of Meanwood's best and most desirable locations.

Important Information

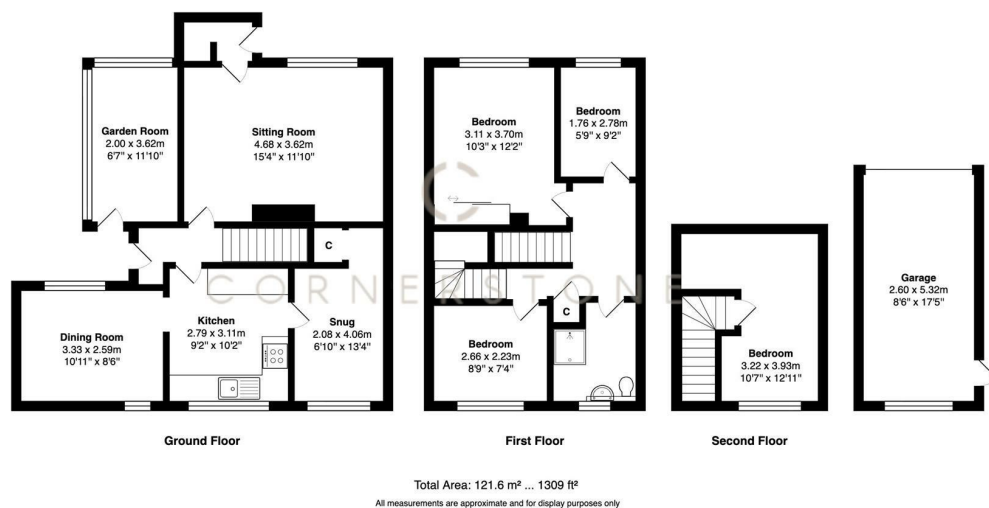
TENURE - Freehold

Council Tax Band C with an improvement indicator.

No Onward Chain.

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 any giftor) 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 giftor(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.

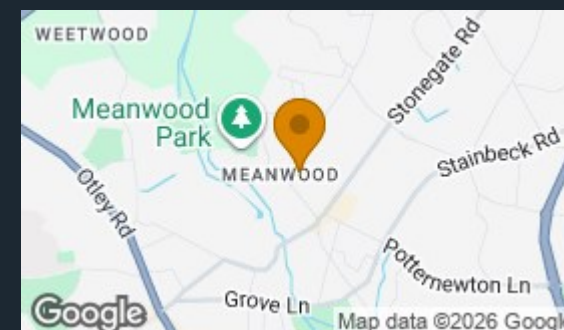
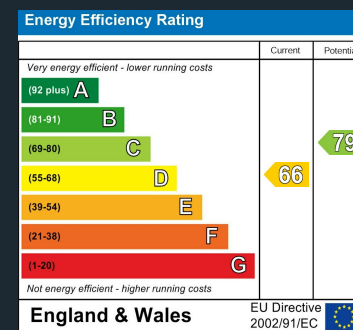
3. Measurements: These approximate room sizes are only intended as general guidance.

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.

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Council Tax Band
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