

91 Church Lane, Meanwood, Leeds, LS6 4NP







91 Church Lane

Guide Price £340,000

Introduction

Positioned on the ever-popular Church Lane in the heart of Meanwood, Cornerstone are delighted to offer for sale this cherished three bedroom semi-detached family home. Having been lovingly owned by the same family for many decades, this is a rare opportunity to purchase a home that has clearly been cared for and enjoyed throughout the years. Offered to the market with no onward chain, the property is ideal for buyers seeking a smoother and potentially quicker purchase process. With no dependent purchase above, the risk of delays and complications is significantly reduced, creating a far more straightforward transaction for prospective purchasers.

The Location

Church Lane is a desirable residential road in Meanwood. This particular location places you within comfortable reach of all the suburb's fantastic amenities. Meanwood has become a most sought-after suburb of Leeds thanks to its perfect balance of green open spaces and vibrant urban convenience. Just a short distance away is the centre of Meanwood itself, home to an excellent range of independent shops, cafes, bars, restaurants and everyday amenities. Popular spots include Waitrose & Partners, which serves as a fantastic anchor for the area, alongside Aldi at the nearby Northside Retail Park. Meanwood also enjoys a wonderful café culture with independent coffee shops, eateries and welcoming pubs contributing to the suburb's thriving community atmosphere.

For families, the area is exceptionally well placed for a range of highly regarded schools. Well respected primary and secondary schools are nearby, making this an ideal long-term family home location. Meanwood is also particularly popular with those who enjoy outdoor space and recreation. Meanwood Park, with its expansive green open areas, woodland walks and the tranquil Meanwood Beck running through, offers a wonderful escape from city life while still being moments from home. The Hollies, another much-loved local green space, is also within walking distance and is perfect for dog walkers, runners, and those simply wanting to enjoy nature.

Leeds city centre is conveniently accessible from Meanwood, making this location highly attractive for commuters. Leeds itself is one of the UK's most vibrant growing cities, offering a wealth of shopping, dining, cultural and business amenities. From the high-end retail experience of Victoria Leeds to the city's renowned restaurants, theatres, museums and extensive rail connections, Leeds continues to be a major destination for both work and leisure. Frequent transport links and nearby road connections make travelling into the city straightforward and convenient.

The Home - The Ground Floor

The home itself enjoys a wonderful position behind a beautifully maintained front garden that immediately catches your attention as you pass by. A tarmac driveway rises slightly towards a set of metal gates, which open to provide access to the detached garage and the rear garden. The front garden is particularly attractive, comprising a neatly maintained lawn surrounded by beautifully planted borders that provide lovely colour and maturity, giving the property excellent kerb appeal.

You enter the home through a composite entrance door into a welcoming hallway. The hallway is neutrally decorated and features a wood effect floor that adds warmth to the space. From here, access is provided to the kitchen, sitting room, ground floor W.C. and the staircase leading to the first floor accommodation.

The kitchen is accessed through a timber door with glazed panelling and offers a practical arrangement with plenty of cupboard and worktop space. Metro tiled splash backs complement the room nicely while the layout provides space for a free-standing oven with hob, space for a free-standing fridge freezer and space for a washing machine. A stainless steel sink with a drainer sits beneath a double glazed window, allowing natural light to fill the room. The kitchen also houses the property's gas boiler, and a rear door provides direct access outside. Access into the dining room can also be achieved from the kitchen, creating a lovely flow through the ground floor.

Both the sitting room and dining room are bright, neutrally decorated spaces that feel welcoming and comfortable. The sitting room benefits from a large double glazed window overlooking the beautiful front garden, allowing natural light to pour into the room. The dining room enjoys equally impressive natural light thanks to the large double glazed sliding door that opens directly out onto the rear garden patio. These rooms can either remain open for modern family living or be separated by sliding doors, creating flexibility for more formal dining occasions or cosy evenings within the sitting room.

Completing the ground floor accommodation is a handy W.C. comprising a toilet, wash basin and a frosted double glazed window.

The Home - The First Floor

The first floor landing is neutrally decorated and features a loft hatch above. From here, access is provided to the three bedrooms and family bathroom. The principal bedroom, positioned at the front of the home, enjoys a pleasant outlook through its double glazed window and benefits from an extensive range of fitted wall-to-wall wardrobes incorporating drawers. The second double bedroom overlooks the rear garden and is predominantly neutrally decorated with some papered walls alongside an integral storage cupboard. The third bedroom is also a good size and enjoys a pleasant front-facing aspect through its double glazed window.

The family bathroom is tiled and comprises a corner shower enclosure with an electric shower, a wash basin set above a vanity cupboard, a toilet and a frosted double glazed window that allows natural light into the room.

The Rear Garden

Externally, the rear garden is arranged over tiers, creating distinct areas to enjoy. Stepping out from either the dining room or kitchen, you arrive at a patio area that creates a wonderful connection between the indoor and outdoor living spaces. This patio also provides easy access to the detached garage and driveway. Steps rise to the next level of the garden where a further sizeable patio area, lawn and planted borders create an attractive and usable outdoor space. At the very top of the garden are two timber sheds which have been in place for many years and provide useful additional storage.

Important Information

TENURE - Freehold

Council Tax Band C.

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 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.

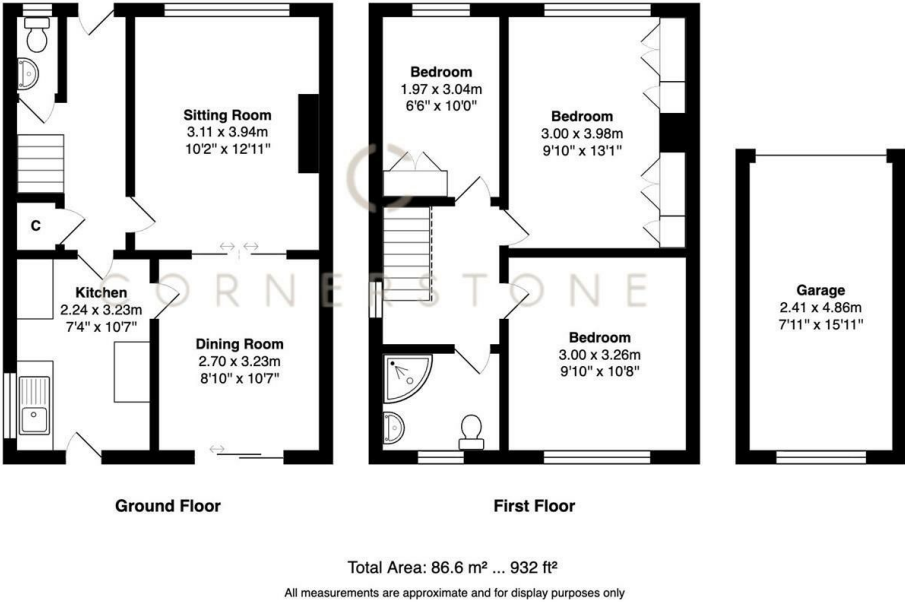
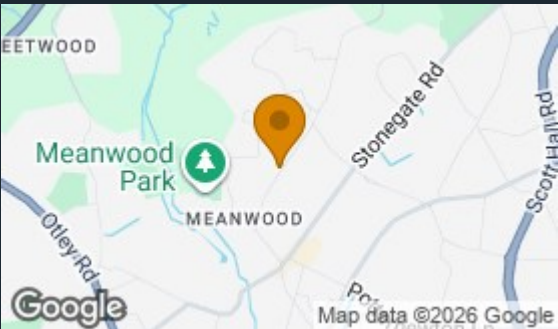
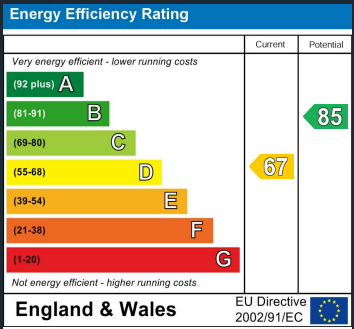
3. Measurements: These approximate room sizes are only intended as general guidance.

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

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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