



CORNERSTONE

20 Woodlea Lane, Meanwood, Leeds, LS6 4SX

£520,000







Introduction

The first viewings are on Saturday, the 4th July, by appointment only.

Cornerstone are delighted to offer for sale this impressive four-bedroom detached family home, situated in the highly sought-after Woodlea development in Meanwood.

The Woodleas remains one of Meanwoods most popular residential developments, loved for its peaceful, leafy setting, attractive homes and superb access to local amenities.

No Onward Chain

This property is offered to the market with no onward chain, making it an excellent opportunity for buyers looking for a smoother and potentially quicker purchase. With the current owners not needing to secure another property before completing the sale, there is less risk of delays caused by a lengthy property chain.

Meanwood & Leeds

Meanwood has firmly established itself as one of North Leeds' most sought-after suburbs, offering an outstanding blend of green open spaces, excellent amenities and superb connectivity. One of the many reasons the Woodlea development is so highly regarded is its almost direct connection to Meanwood Park. This beautiful setting creates an exceptional lifestyle where acres of open parkland, mature woodland and nature are quite literally on your doorstep.

Meanwood Park is a much-loved destination for families, dog walkers, runners and outdoor enthusiasts. It offers children's play areas, expansive open green spaces, woodland walks and direct access to the picturesque Meanwood Valley Trail, a beautiful route stretching for several miles through ancient woodland, meadows and protected countryside, providing a peaceful escape whilst remaining just moments from the city.

The nearby Hollies is another treasured green space, renowned for its mature woodland, riverside walks and abundant wildlife. Together, Meanwood Park, The Hollies and the Meanwood Valley Trail provide one of the finest collections of urban green spaces anywhere in North Leeds, making the area especially attractive to buyers seeking an active outdoor lifestyle while still being so close to amenities and the city.

Meanwood's vibrant centre continues to grow in popularity and offers an excellent selection of independent cafes, artisan coffee shops, stylish bars, highly regarded restaurants and everyday conveniences. Residents benefit from the convenience of both Waitrose and Aldi, meaning almost every daily requirement is within easy reach.

For those seeking premium leisure facilities, David Lloyd Leeds is only a short distance away. Widely regarded as one of the leading private health clubs, it offers indoor and outdoor swimming pools, a state-of-the-art gym, tennis and padel courts, fitness studios, luxurious spa facilities, children's activities and excellent social spaces, making it a superb lifestyle addition for families and professionals alike.

Families are particularly drawn to the area thanks to its excellent choice of highly regarded local schools, with a number of respected primary and secondary schools nearby, helping make Meanwood a desirable places to raise a family.

Commuters are equally well catered for. The property's close proximity to the Leeds Outer Ring Road (A6120) provides excellent access to surrounding suburbs, the motorway network including the A1(M), M1 and M62, as well as neighbouring towns and cities. Leeds city centre can typically be reached in around ten to fifteen minutes by car, while regular bus services provide frequent connections throughout the day.

Leeds city centre itself continues to flourish as one of the UK's leading regional cities. Renowned for its thriving financial, legal and digital sectors, it offers exceptional employment opportunities alongside outstanding shopping at Trinity Leeds and the Victoria Quarter, an impressive array of restaurants, cafes, bars, theatres, museums, galleries and the first direct arena, which hosts internationally renowned music and entertainment events throughout the year. Combined with some great universities and world-class healthcare facilities, Leeds continues to attract investment and talent from across the country. Being able to enjoy everything the city has to offer before returning home to the peaceful, Woodlea development is one of the many reasons homes here remain consistently in high demand.

The Home

This lovely home enjoys a smart frontage with a tarmac driveway, lawned garden, mature planting and an integral garage. Internally, the accommodation is well planned and ideal for family living.

You enter into a welcoming hallway with access to the principal ground floor rooms. The sitting room is a generous and comfortable space, presented with a feature fireplace and has a lovely flow through to the dining room. The dining room provides an excellent setting for family meals and entertaining, with sliding doors opening into the conservatory.

The conservatory is a bright and pleasant additional reception space, enjoying views over the south facing rear garden and French doors leading outside, making it a lovely room that connects the rear garden in the summer months.

The kitchen diner is a spacious and practical room with a range of fitted cupboards, worktops, integrated cooking appliances and pleasant views over the rear garden.

A separate utility room sits just off the kitchen, providing useful laundry space. From the hallway, you can also access a ground floor W.C.

The garage can be accessed from the driveway via an up and over door and also from the side of the property through a door. The garage offers excellent storage or secure parking.

To the first floor, the landing leads to four well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and an en-suite shower room. Bedroom two is another excellent double bedroom with fitted wardrobes, while bedrooms three and four are both comfortable rooms, ideal for children, guests or home working. The house bathroom comprises a bath, a wash basin and a W.C.

Externally, the rear garden is enclosed and thoughtfully arranged with a gravelled section perfect for sitting out in the warmer months, lawn and established planting. It offers a fairly private and manageable outdoor space, perfect for relaxing, children playing, or summer entertaining. A true highlight is that the rear garden is south facing.

The Video Tour

Please click the link for the video tour - <https://www.youtube.com/watch?v=eC4qtCX3Q6I>

To Conclude

To conclude, a lovely detached family home situated on Woodlea Lane in one of Meanwoods most desirable locations. Given the size, layout, garden, driveway, garage and position within the Woodlea development, we expect this property to be popular.

Important Information

TENURE - Freehold

Council Tax Band E.

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).





Approx. Gross Internal Floor Area 1,402 sq. ft / 130.20 sq. m
Illustration for identification purposes only, measurements are approximate and not to scale, unauthorized reproduction is prohibited.

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
E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	73	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





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