



CORNERSTONE

# 45 Boothroyd Drive, Meanwood, Leeds, LS6 2SL



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# 45 Boothroyd Drive

## Guide Price £350,000

### The Introduction

Cornerstone are delighted to offer for sale 45 Boothroyd Drive, Meanwood, Leeds, LS6 2SL, a fantastic three-bedroom modern detached home constructed around the millennium. This beautifully presented property must be viewed to fully appreciate the attractive décor, the generous space it offers and the thoughtful attention to detail throughout.

### The Home

This welcoming home and entering through the front door opens into an entrance hallway, which provides access to a convenient ground floor WC. The hallway leads through into a spacious sitting room and also provides access to the staircase rising to the first floor.

The sitting room is an inviting space that is predominantly neutrally decorated with stylish painted feature walls and attractive coving to the ceiling, creating a comfortable yet elegant setting that is ideal for relaxing or entertaining. The sitting room also has fitted shelving and some handy cupboard space.

Leading on from the sitting room is the well-appointed kitchen, which offers an excellent range of wall and base units finished in white, beautifully complemented by bamboo woodblock worktops. The kitchen has been thoughtfully designed to provide both style and practicality, featuring a breakfast bar and a useful pantry cupboard. Integrated appliances include a Belfast sink positioned beneath a double-glazed window, which enjoys a pleasant outlook over the rear garden. There is an integrated oven with a hob, complemented by a stainless steel splashback and extractor hood above, along with an integrated dishwasher, under counter integrated fridge & freezer and an integrated washing machine. In addition, there is space for a tumble dryer and a large free standing fridge freezer if needed. A side door from the kitchen provides convenient access to the driveway.

French doors from the kitchen open into a lovely conservatory, which is currently used as a dining room. This bright and versatile space enjoys pleasant views across the south west facing rear garden, and French doors open directly onto the garden itself, creating a wonderful flow between the indoor and outdoor living spaces. The setting here is particularly appealing, with the beautiful backdrop of Woodhouse Ridge and the tranquil sounds of Meanwood Beck in the distance, creating a peaceful and relaxing environment.

On the first floor, the landing provides access to three generous bedrooms along with the house bathroom that benefits from a bath with a shower above. The bedrooms offer flexible accommodation suitable for families and professionals.

### The Outdoors

Externally, the property continues to impress. To the front, there is a driveway providing off-street parking, with access down the side of the property to a detached garage. The driveway also benefits from the addition of an electric car charger, a welcome feature for modern living. To the rear, the property enjoys a South West facing garden. The garden is enclosed with fencing and features a good-sized lawn along with a block paved patio, creating the perfect setting for relaxing, entertaining guests or enjoying warmer evenings.

### The Location

The property is located in the highly desirable suburb of Meanwood, an area that has become extremely popular with both families and professionals thanks to its excellent amenities, strong community feel and easy access to the city centre. Meanwood offers a fantastic range of local facilities, including supermarkets such as Waitrose Meanwood and Aldi Meanwood, alongside a growing selection of independent cafés, bars, restaurants and traditional pubs that give the area a vibrant and welcoming atmosphere.

A further array of amenities can also be found in nearby Headingley, Moortown and Chapel Allerton, all of which provide additional shopping, dining and leisure opportunities.

Another key attraction of this location is the abundance of beautiful green spaces nearby. These include Meanwood Valley Urban Farm, which offers family-friendly activities, the popular Meanwood Park, the scenic woodland area known as The Hollies, and the picturesque valley of Woodhouse Ridge, which is located directly behind the property. These spaces provide fantastic opportunities for walking, cycling and enjoying the outdoors, adding greatly to the lifestyle appeal of the area.

The area is also well served with a number of highly regarded primary and secondary schools, further enhancing its appeal to families

### The City Of Leeds

The property also benefits from excellent access to Leeds City Centre, which is located approximately 2.5 miles away. Leeds is one of the UK's major financial, legal and commercial centres and offers an extensive range of employment opportunities, shopping facilities, restaurants, cultural attractions and nightlife. Regular public transport links run from Meanwood into the city centre and surrounding suburbs, making commuting simple and convenient. For those travelling further afield, Leeds Bradford Airport is approximately a twenty-minute drive away, ideal for both business travel and holidays.

### To Conclude

A beautifully presented modern home in a superb location — viewing is strongly recommended to fully appreciate everything this fantastic property has to offer.

### Important Information

TENURE - Freehold

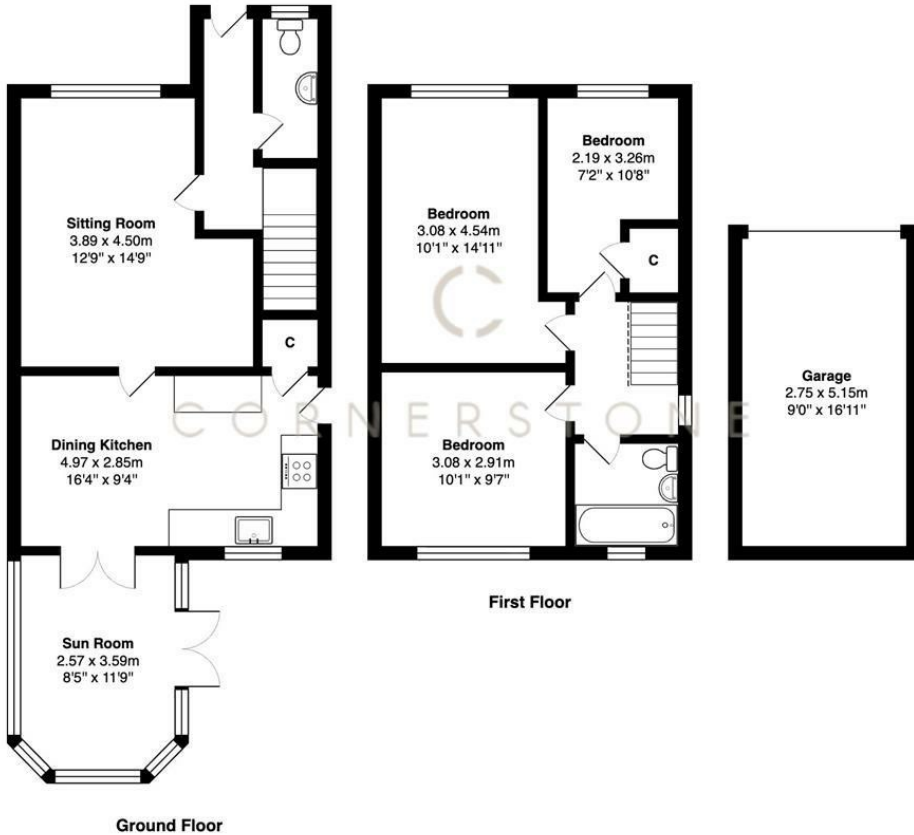
Council Tax Band D.

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





Total Area: 100.7 m<sup>2</sup> ... 1084 ft<sup>2</sup>

All measurements are approximate and for display purposes only

where we reasonably can.

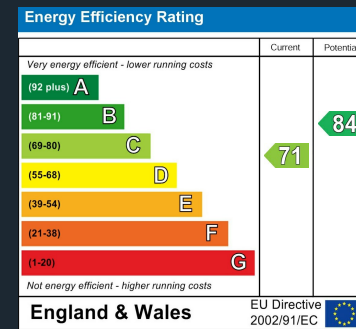
3. Measurements: These approximate room sizes are only intended as general guidance.

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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