



CORNERSTONE

# 40 Boothroyd Drive, Meanwood, Leeds, LS6 2SA



2-3x  | 4-5x  | 3x  | 2x  | C  EPC





# 40 Boothroyd Drive

## Guide Price £399,950

### Introduction

The first viewings will take place by appointment on Saturday, 11th April 2026.

Cornerstone are delighted to offer for sale 40 Boothroyd Drive, Meanwood, Leeds, LS6 2SA. A substantial and beautifully presented four/five-bedroom detached family home, occupying a prime position within this highly regarded and well-established residential development.

Constructed around the Millennium, this attractive development sits just off Meanwood Road and enjoys a particularly desirable setting, with the stunning Woodhouse Ridge providing a leafy and picturesque backdrop. During the warmer months, the surrounding woodland creates a tranquil and scenic environment, offering a rare sense of calm whilst remaining within easy reach of the city.

The property is offered with no onward chain, allowing for a smooth and straightforward purchase, ideal for buyers seeking flexibility and a quicker move.

### The Location

Despite its peaceful position, the location is exceptionally convenient. Leeds City Centre lies approximately two and a half miles away and offers an extensive range of amenities, including high-end shopping at Victoria Leeds, a vibrant and ever-evolving dining scene, and a wealth of cultural attractions such as Leeds Grand Theatre and Leeds Art Gallery. The city also benefits from excellent transport connections via Leeds Railway Station, making it ideal for commuters.

The property is equally well positioned for access to both Meanwood and Headingley. Meanwood is a desirable suburb, offering a superb selection of independent shops, cafés, bars and restaurants, alongside convenient supermarkets including Waitrose Meanwood and Aldi.

Nearby, Meanwood Park provides open green space and woodland walks, with scenic routes linking through to the Woodhouse Ridge, making it ideal for outdoor leisure and relaxation.

The area is also well regarded for its selection of local schools, appealing to a wide range of buyers. There are a number of well-regarded primary schools within easy reach, including Meanwood Church of England Primary School, while further options are available across Meanwood, Headingley and the surrounding areas.

### The Ground Floor

The property itself is approached via a driveway and a well-maintained front garden. The composite entrance door opens into a vestibule which leads through to a spacious and welcoming hallway, where a striking oak staircase forms an impressive focal point.

The ground floor offers a versatile and well-balanced layout suited to modern family living. There is a comfortable snug, a ground floor W.C., and a well-appointed kitchen which provides access to a separate utility room and external side access. The sitting and dining room is generously proportioned and features French doors opening out onto the rear garden, allowing for a seamless connection between indoor and outdoor living. In addition, there is a highly flexible family room which could also serve as a fifth bedroom, making it ideal for guests, home working or multi-generational living.

## The First Floor

On the first floor, the accommodation continues to impress. The principal bedroom benefits from en suite facilities and enjoys a pleasant outlook over the rear garden. There is a further double bedroom, along with two additional bedrooms, all of which offer flexibility for family use or home office space. The family bathroom is well appointed and features both a bath and a separate shower enclosure. The landing also provides access to a useful storage cupboard and a loft hatch above.

## Outside

Externally, the rear garden is a standout feature of the home, offering a beautifully maintained and private outdoor space. A generous lawn is complemented by established borders and planted beds, creating a sense of maturity and colour throughout the seasons. The garden enjoys a sunny aspect, making it a true sun trap and an ideal setting for relaxing or entertaining during the summer months. A charming timber summer house further enhances the space, providing a perfect spot to unwind.

The detached nature of the property allows for gated access down both sides, enhancing both practicality and the sense of space between neighbouring homes. The current owner has also taken care to ensure the garden is secure and suitable for pets, which will appeal to a wide range of buyers.

## To Conclude

Overall, this is an excellent opportunity to acquire a substantial and well-located detached home in this popular residential area. Offering generous and flexible accommodation, a superb garden and a prime position close to both vibrant amenities and beautiful green spaces, the property successfully balances city convenience with a peaceful and family-friendly setting. Combined with the advantage of no onward chain, it is ready to move into and enjoy.

## Important Information

TENURE - Freehold

No Onward Chain.

Council Tax Band E with an improvement indicator.

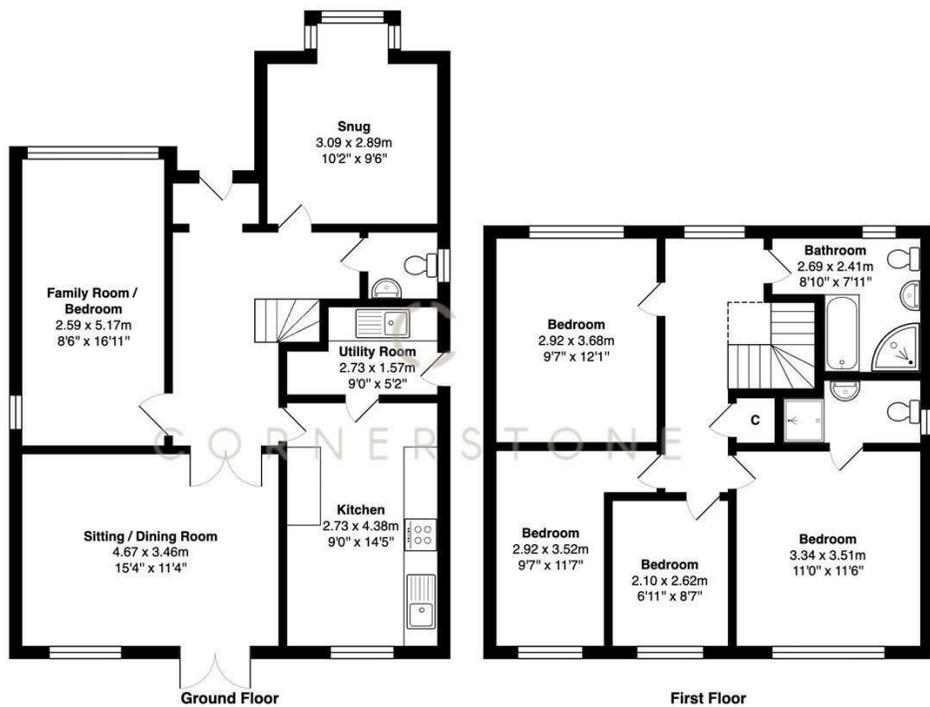
1. In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended), estate agents are legally required to verify the identity of their applicants and understand the source of any funds used in a property transaction. As part 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 £36.00 (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.





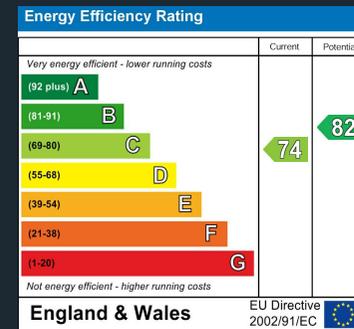
Total Area: 128.8 m<sup>2</sup> ... 1386 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

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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