



# 16 Church Lane, Meanwood, Leeds, LS6 4NP

CORNERSTONE

£475,000



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### The Introduction

The first viewings are on Saturday 24th January 2026, strictly by appointment.

Cornerstone are delighted to present this beautifully styled and well presented three-bedroom semi-detached residence, a home that effortlessly blends period charm with striking contemporary design. Positioned on the ever-desirable Church Lane, this stunning property enjoys enviable views over Meanwood's Holy Trinity Church and offers an outstanding lifestyle opportunity.

### First Impressions

From the outset, this home makes a lasting impression. A stone wall frontage, bespoke metal gates and an Indian stone pathway guide you through the front garden to a gorgeous solid timber front door, setting the tone for the quality and craftsmanship found throughout. The architectural style is equally captivating — classic brick construction with commanding square bay windows and Mock Tudor detailing, beautifully contrasted by the modern Scandinavian-inspired ground floor extension finished in white render and timber cladding.

### The Ground Floor

Upon entering, you are welcomed by a stylishly decorated hallway featuring an exposed timber floor, with doors leading to the sitting room, the breath taking open-plan living space, and the staircase to the first floor.

The sitting room is both elegant and cosy, finished to a high standard with a double glazed bay window fitted with plantation shutters. A commanding log-burning stove takes centre stage, making this a perfect retreat for cosy evenings, complemented once again by an exposed timber floor.

The heart of this home is undoubtedly the exceptional open-plan kitchen, dining and living area, completed in 2015 to exacting standards. This vast and light-filled space is simply breath taking. The kitchen is sleek, contemporary and neutrally finished, centred around a large island with integrated sink and drainage grooves. Integrated appliances include an oven, hob with extractor hood above, and a fridge. There is ample space for both a large dining table and a comfortable seating area, making this the perfect environment for entertaining and family life.

Bifold doors span the rear elevation, allowing natural light to pour in and providing seamless access to the garden while framing beautiful views of Holy Trinity Church beyond.

A handy pantry cupboard is accessed from this room, while a glass-panelled door leads into the utility room, thoughtfully designed with a built-in dog bed. The utility room offers plentiful cupboard storage, a stainless steel sink with drainer, space for a washing machine, tumble dryer and fridge freezer, plus a solid timber door providing side access. From here, you'll also find the ground floor W.C., neutrally decorated with wash basin and a frosted double glazed window.

### The First Floor

The first floor opens onto a stylish landing, enhanced by a frosted double glazed window over the staircase, allowing natural light into this space. The landing provides access to three bedrooms and the family bathroom.

The principal bedroom is generously proportioned and neutrally decorated, featuring a large double glazed bay window with fitted plantation shutters and a striking art deco feature fireplace.

The second double bedroom is equally impressive, again neutrally decorated and boasting its own statement art deco fireplace. A double glazed window offers a fantastic outlook over the rear garden with Holy Trinity Church as a stunning backdrop.

The third bedroom is a very good size, finished in neutral tones and benefitting from a double glazed window with fitted shutters — ideal as a bedroom, home office or nursery.

The family bathroom is a luxurious and a beautifully designed space. It features a large walk-in shower with rainfall shower head and flexible hose, a commanding statement bath, wash basin with vanity drawers beneath, and a floating toilet. The room is partially tiled, with a frosted double glazed window providing natural light.

#### Out Doors

The rear garden is simply delightful. Bifold doors open onto a raised seating terrace, perfect for al fresco dining, with steps leading down to a lawned garden bordered by mature planting beds ready to showcase your favourite plants. At the bottom of the garden is a charming covered seating area, creating a wonderful spot to relax and enjoy the surroundings.

Behind this seating area a gate provides access onto Memorial Drive, making it an ideal entry point for log deliveries to keep the log-burning stove well stocked throughout winter.

The front garden is equally attractive, with two lawns and a variety of mature plants creating a welcoming and picturesque approach to the property.

#### The Location

Meanwood is an attractive North Leeds suburb, prized for its strong sense of community, excellent amenities and superb transport links. The area offers a fantastic range of independent shops, cafes, bars and restaurants, along with supermarkets and everyday conveniences such as Waitrose and Aldi. Meanwood Park is close by, providing wonderful green space for walking, cycling and outdoor activities.

The property is well placed for highly regarded local schools, making it ideal for families, while excellent commuting links provide easy access to Leeds city centre, Headingley, Chapel Allerton and beyond.

#### To Conclude

This is a truly special home — stylish, thoughtfully designed and full of character and style. A genuine gem in the heart of Meanwood, offering modern living with timeless charm.

#### Important Information

TENURE - Freehold

Council Tax Band B 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 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 £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.

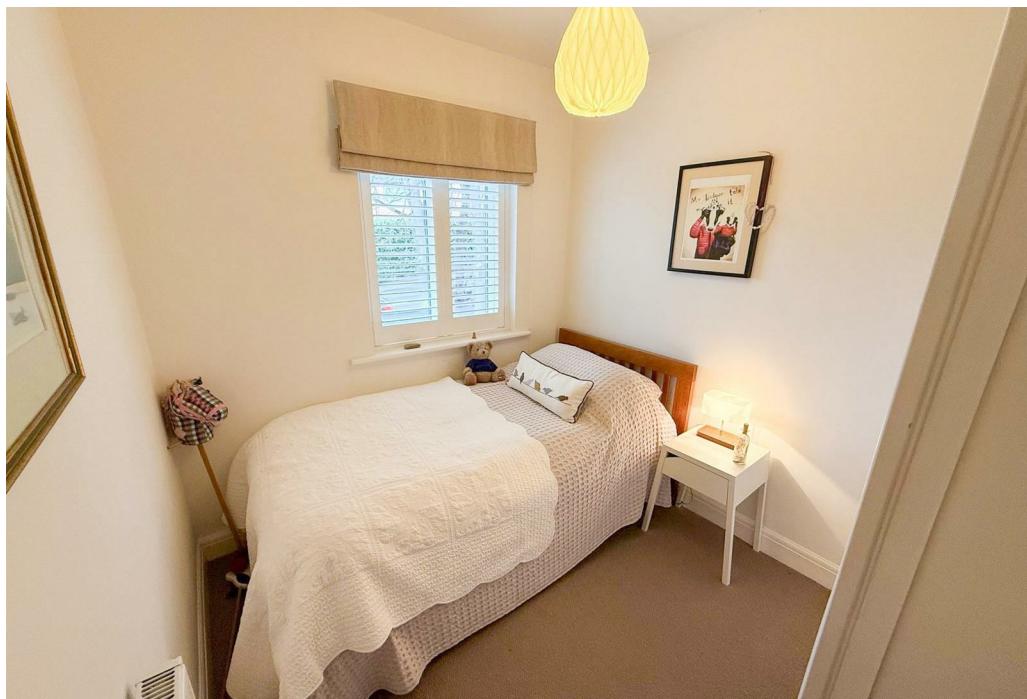
Please note: Where we have knowledge or suspicion that a transaction involves criminal property or money laundering, we are legally required to make a report to the National Crime Agency (NCA).

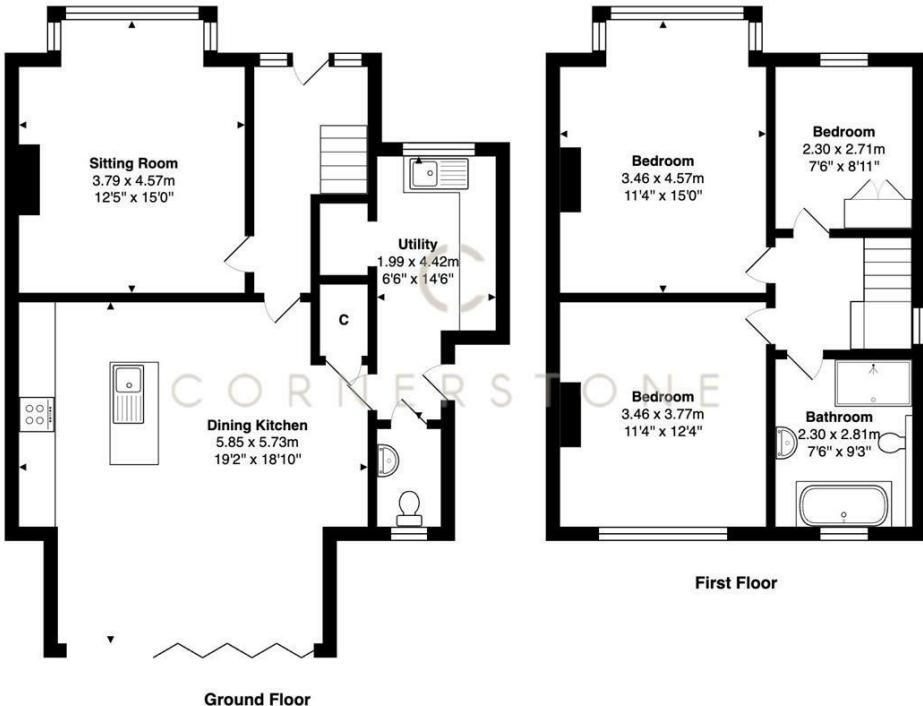
2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property, and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

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

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.





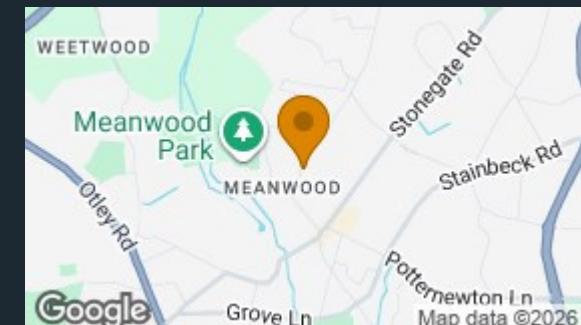
Total Area: 113.6 m<sup>2</sup> ... 1223 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Local Authority  
Leeds City Council

Council Tax Band  
B

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





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