



CORNERSTONE

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



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# 37 Boothroyd Drive

## Guide Price £375,000

### **This Home**

Cornerstone are delighted to bring to the market 37 Boothroyd Drive, a well-presented four-bedroom detached family home, forming part of a popular and well-established development built around the Millennium, just off Meanwood Road in the southern part of Meanwood. The property is offered with no onward chain, providing buyers with a rare opportunity for a smooth, flexible and straightforward purchase.

The development enjoys an especially attractive position, with Woodhouse Ridge creating a leafy and picturesque backdrop. The surrounding woodland enhances privacy and gives the property a calm, natural outlook. The setting is notably peaceful, with birdsong and mature trees creating an environment that feels pleasantly removed from the city life. The south-facing rear garden further benefits from sunlight throughout much of the day, making it an ideal space for relaxation and entertaining.

The property is approached via a tarmac driveway, with a charming cottage-style front garden to the side and a pathway leading to the front entrance. Inside, a welcoming porch opens into a spacious open-plan sitting and dining room, a bright and flexible living space ideally suited to modern family life and entertaining. From here, stairs rise to the first floor, the kitchen is accessed, and French doors lead into a glass-roof conservatory. The conservatory provides an additional reception area, enjoying plenty of sunlight and views over the rear garden towards Woodhouse Ridge, with further French doors opening directly onto the garden. A converted garage, accessed from the main living area, adds valuable versatility and could be used as a home office, bedroom, hobby room or gym.

To the first floor, the landing offers access to a useful storage cupboard, with a loft hatch above. The principal bedroom benefits from an en-suite shower and enjoys a particularly attractive outlook over the rear garden, across the surrounding woodland and towards Meanwood Beck. There are two further bedrooms on this floor, served by a family bathroom fitted with a bath.

Externally, the south-facing rear garden features an Indian stone patio with established borders, creating a private and enjoyable outdoor space with a strong connection to the surrounding greenery. The front garden is mature and well established, with a variety of plants and flowers providing seasonal interest from spring through to autumn.

Despite its tranquil surroundings, the location is exceptionally convenient. Leeds city centre is approximately two and a half miles away, offering excellent shopping, dining, cultural attractions and transport connections. Heading north along Meanwood Road provides easy access to Headingley via Grove Lane, or continues into the heart of Meanwood itself. Meanwood Centre is well known for its wide range of amenities, including Waitrose and Aldi, together with a variety of independent shops, cafés, pubs and restaurants. Nearby Meanwood Park and the connected network of woodland walks through the Woodhouse Ridge offer excellent opportunities for outdoor leisure, exercise and enjoying nature on your doorstep.

In summary, this is a well-located and thoughtfully arranged detached home that successfully combines city convenience with a peaceful, green outlook. Offered with no onward chain, it represents an excellent opportunity to secure a quality home within one of Meanwood's most consistently popular residential settings.

### **Important Information**

Offered to the market with no onward chain.

Tenure - Freehold.

Council Tax Band D.

Flood Risk Data From Gov.UK

- From Rivers & Sea - Yearly chance of flood - VERY LOW

- Yearly chance of flooding between 2036 and 2069 - LOW.

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).

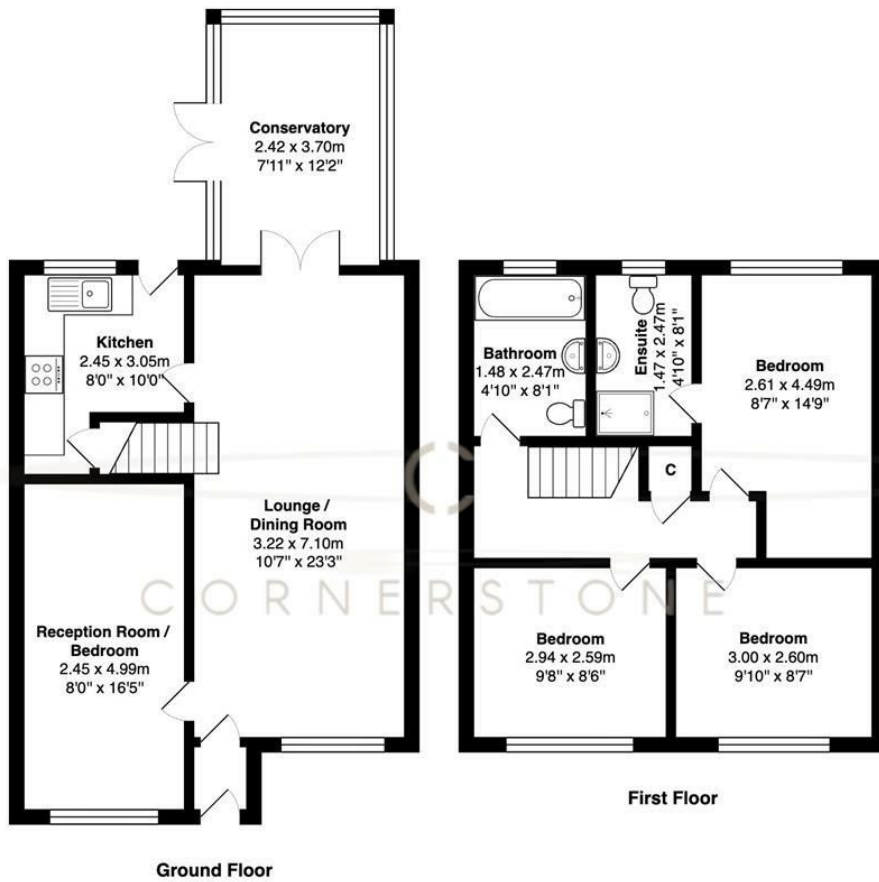
2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property, and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

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.



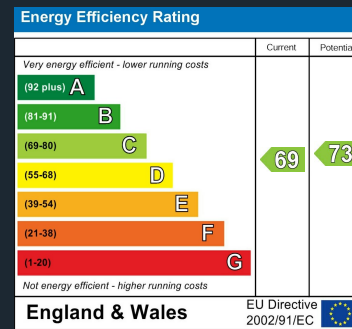


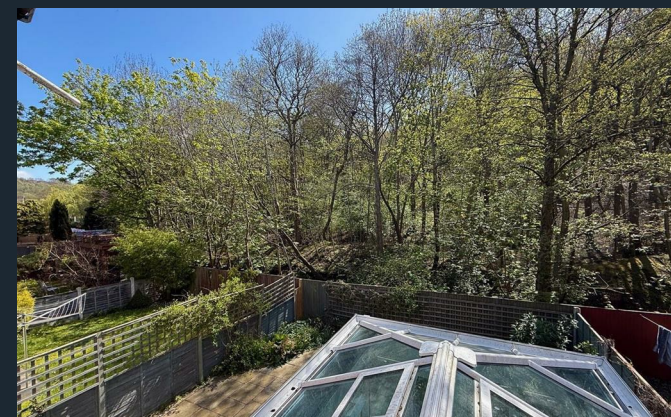
Total Area: 98.6 m<sup>2</sup> ... 1062 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Local Authority  
Leeds City Council

Council Tax Band  
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