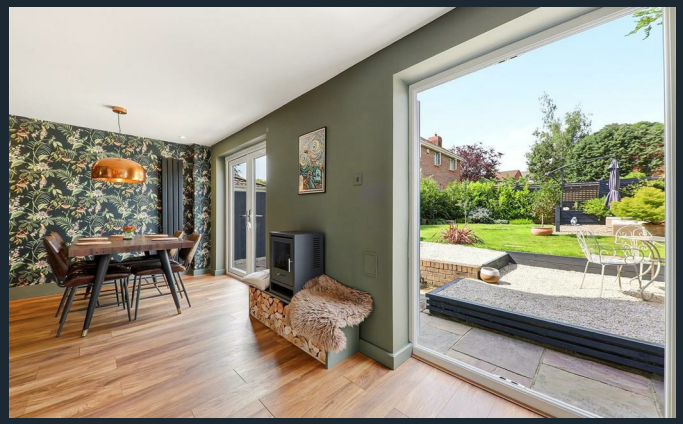
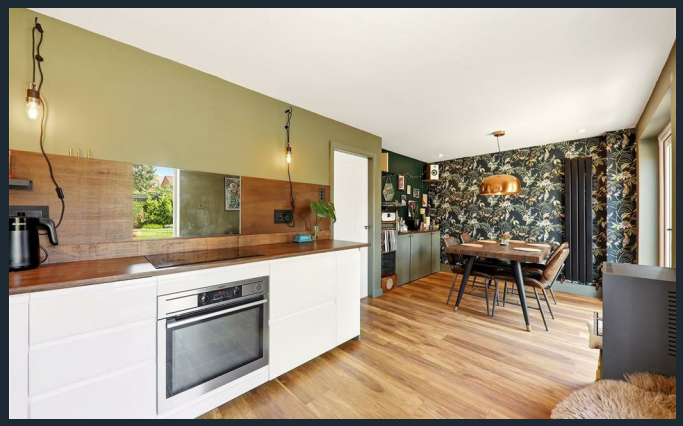
CORNERSTONE

15 Woodlea Drive, Meanwood, Leeds, LS6 4SQ







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15 Woodlea Drive

£525,000

A Beautiful Four Double Bedroom Detached Family Home in the Heart of the Highly Sought-After Woodlea Development

Cornerstone are delighted to offer for sale this exceptional four double bedroom detached family home, occupying a superb position within the ever-popular Woodlea Development in Meanwood.

Woodlea Drive offers buyers the perfect balance between modern family living, excellent amenities and beautiful green surroundings. The Woodlea Development has remained consistently popular with families and professionals alike due to its peaceful leafy setting, family-friendly atmosphere, attractive homes, nearby woodland walks and excellent accessibility. Residents benefit from a children's play area, woodland trails, easy access to the Meanwood Valley Trail and a strong sense of community that has made the development one of Meanwoods most sought-after places to live.

Meanwood itself continues to be one of Leeds' most fashionable and desirable suburbs. The vibrant centre offers an excellent range of independent cafes, restaurants, bars, pubs and shops, alongside everyday conveniences including supermarkets and retail facilities including Waitrose and Aldi. The area is renowned for its abundance of green space, with Meanwood Park, The Hollies and the famous Meanwood Valley Trail providing miles of scenic walks, running routes and outdoor recreation. Excellent schooling options are available nearby, whilst commuters benefit from straightforward access into Leeds City Centre and the Leeds Ring Road, providing convenient links to surrounding suburbs and the wider road/motorway network.

For those who enjoy an active lifestyle, the highly regarded David Lloyd Leeds is only a short walk away and offers premium gym facilities, indoor and outdoor swimming pools, tennis courts, fitness classes, spa facilities and family leisure amenities.

The Home

Approached via a tarmac driveway or up the charming cottage-style front garden, where stepping stones lead towards the property's handsome timber front door, this home immediately creates a welcoming first impression.

The stylish timber entrance door opens into an entrance vestibule which in turn leads into a magnificent hallway. This space sets the tone for the accommodation beyond, offering a wonderful sense of arrival which then leads to all the principal ground floor rooms.

Positioned to the front of the property is an elegant sitting room. Beautifully presented and flooded with natural light from a large double-glazed window overlooking the front garden, this room provides the perfect environment for relaxing with family or entertaining guests.

The hallway also provides access to a practical laundry room and ground floor W.C., a valuable feature for modern family living.

Undoubtedly one of the standout features of this home is the stunning open-plan kitchen diner. Stylishly designed and beautifully finished, this exceptional family space has been created with contemporary living firmly in mind. The room enjoys an abundance of natural light and benefits from two sets of double-glazed French doors which open directly onto the rear garden. Buyers consistently seek this style of accommodation as it effortlessly connects indoor and outdoor living spaces, creating the perfect environment for family gatherings, entertaining guests and enjoying summer evenings with the garden becoming a natural extension of the home.

A commanding staircase rises gracefully from the hallway to the first-floor landing.

First Floor
The first-floor landing enjoys a premium feel thanks to its generous proportions and thoughtful design. A dedicated area currently provides the perfect space for a home office or study area, an increasingly important feature for modern buyers. A large double-glazed window allows natural light to pour into the landing, creating a bright and airy atmosphere.

The landing provides access to two spacious double bedrooms. The principal bedroom benefits from its own en-suite shower room comprising a shower enclosure, wash basin and toilet. A well-appointed family bathroom serves the remaining accommodation and features a bath, wash basin and toilet.

Two generous storage cupboards provide valuable practical storage rarely found in modern homes.

Second Floor
A second staircase rises to the upper floor where a Velux window above the landing fills the space with natural light.

The second floor offers two further impressive double bedrooms, both enjoying attractive views over the surrounding area. These rooms offer excellent flexibility and could serve as bedrooms, guest accommodation, hobbies rooms or additional workspace depending upon individual requirements.

A separate W.C. serves this floor and benefits from twin Velux windows, creating a bright and pleasant space.

Outdoors
The rear garden has been beautifully designed to create a series of attractive outdoor spaces that can be enjoyed throughout the year.

Directly accessed from the French doors is an Indian stone patio, ideal for outdoor dining and entertaining. A step leads onto a lovely gravelled seating area before opening onto a well-maintained lawn partly framed by established planted borders.

At the very top of the garden lies a further gravelled seating area. Thanks to its elevated position, this is a wonderful spot to enjoy the sunshine during the summer months, unwinding with friends and family late into the evening.

To the front, the driveway provides valuable off-street parking and leads to the garage. Whilst the garage is not suitable for vehicle storage, it offers excellent storage space for bicycles, gardening equipment, outdoor furniture and household items. The garage is accessed via a convenient electric roller shutter door.

A Final Word
Properties within the Woodlea Development rarely fail to attract significant interest, and it is easy to understand why. Combining spacious four double bedroom accommodation, stylish presentation, excellent family living space, a beautiful garden, sought-after schooling and outstanding leisure facilities. 15 Woodlea Drive represents a fantastic opportunity to acquire a truly special family home.

Viewing is highly recommended.

Video Link
https://youtu.be/I1vpBkI59cE

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 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

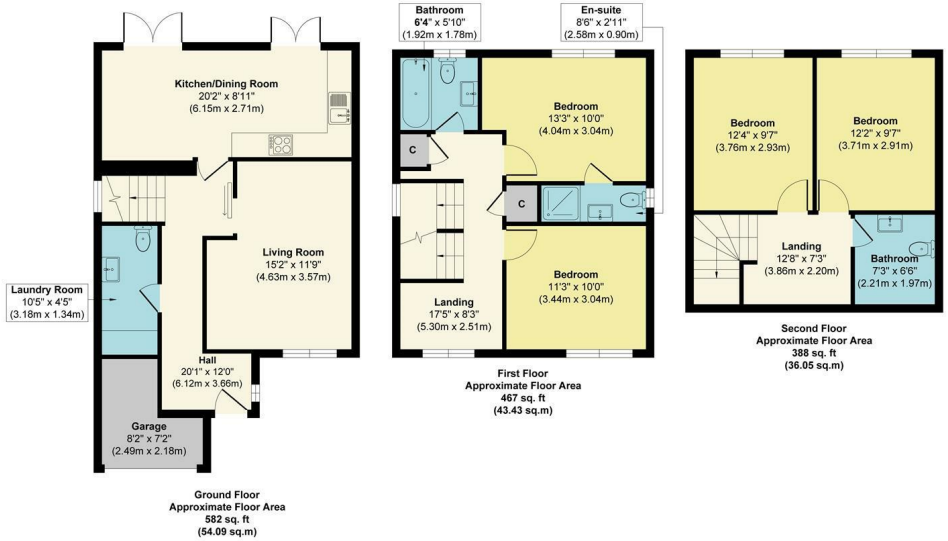












Approx. Gross Internal Floor Area 1,437 sq. ft / 133.57 sq. m

Illustration for identification purposes only, measurements are approximate and not to scale, unauthorized reproduction is prohibited.

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.

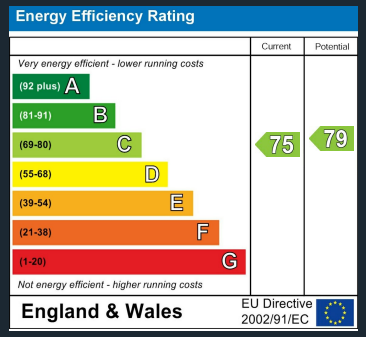
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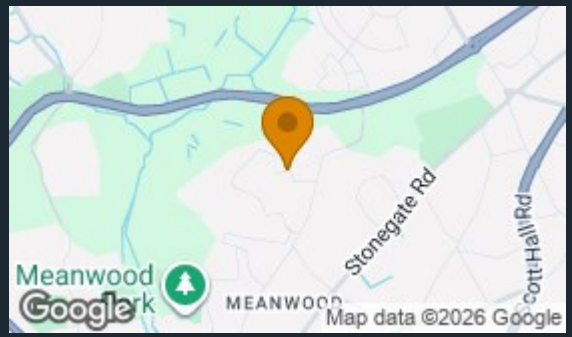
Local Authority

Leeds City Council

Council Tax Band

D





The Property Ombudsman







Cornerstone Sales
13 Stonegate Road
Leeds
West Yorkshire
LS6 4HZ

Contact
0113 2745360
office@cornerstoneleeds.co.uk
www.cornerstoneleeds.co.uk