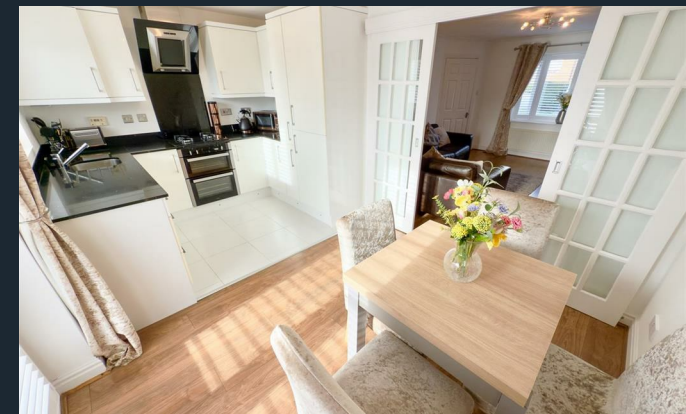




CORNERSTONE

# 20 Woodside Avenue, Meanwood, Leeds, LS7 2UL



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# 20 Woodside Avenue

## £339,950

Situated within a highly sought-after development in the desirable suburb of Meanwood, this fantastic property is just a short stroll from the vibrant centre.

Meanwood offers a wealth of amenities, including a Waitrose Home and Food Hall, the popular Northside Retail Park with an Aldi, and an array of independent businesses. The area has several coffee shops, cafes, bars, pubs, and restaurants, creating a lively community atmosphere.

Families will appreciate the excellent local schools, while outdoor enthusiasts can enjoy the nearby Meanwood Park, The Hollies, and a David Lloyd Leisure Club—all just a short distance away.

#### Property Overview

Internally, the property is well laid out for modern living.

**Ground Floor:** The entrance hallway leads to a bright sitting room with sliding doors that open into a spacious, open-plan kitchen-diner. The kitchen-diner benefits from double-glazed French doors, seamlessly connecting the indoor space to the rear garden.

**First Floor:** A well-proportioned landing provides access to the principal bedroom, a second double bedroom, a generously sized third bedroom, and a contemporary family bathroom.

#### External Features

**Front Garden & Driveway:** A neatly maintained lawn, bordered by mature hedging for privacy, complements a driveway that provides off-road parking.

**Rear Garden:** Boasting a desirable south-west-facing aspect—ideal for enjoying warm evenings—the rear garden features a large patio with two seating areas and a lawn, offering the perfect space for relaxation and entertaining.

**Detached Garage:** Fully plastered with inset ceiling spotlights, this versatile space is currently used as a home gym but can easily be adapted to suit a variety of needs.

#### Final Thoughts

With its modern finish, nice living space, and prime location, this exceptional home is sure to appeal to a range of buyers.

#### Hallway

You enter the property through a black timber door with a porch above into a neutrally decorated hallway with a wood-effect floor. The hallway leads into the sitting room, and a staircase leads to the first-floor landing.

#### Sitting Room

A neutrally decorated sitting room with coving to ceiling. A large double-glazed window with fitted shutters is present, it looks out over the front garden. A lovely wood floor exists, and a feature gas fireplace creates a focal point in this room. A handy under-staircase storage cupboard is present, and glass-panelled sliding doors open to lead into the open-plan kitchen diner.

### Open Plan Kitchen Diner

A modern kitchen space has plenty of fitted cupboards with contrasting granite worktops. The worktop has an inset stainless steel sink with drainage grooves cut into the worktop. The kitchen utilities comprise an integrated oven, a four-ring gas hob with an extractor hood above, an integrated fridge freezer and an integrated washing machine. The floor in the kitchen is tiled, and a wood-effect floor is present in the dining area. A double-glazed French door with shutters can open to lead out into the south-west facing rear garden.

### Landing

A neutrally decorated landing with a loft hatch above that leads to the principal bedroom, double bedroom two, bedroom three and the bathroom.

### Principal Bedroom

A neutrally decorated principal bedroom with plenty of space for bedroom furniture. A double-glazed window with shutters is present to the front elevation.

### Double Bedroom Two

Again, decorated neutrally with plenty of space for bedroom furniture. A double-glazed window with shutters has a view out over the rear garden and beyond. You can see Leeds city centre, the Woodhouse Ridge and Headingley, the view is great.

### Bedroom Three

Bedroom three is neutrally decorated with a double-glazed window to the rear elevation and again has a brilliant view.

### Bathroom

A neutrally decorated, partially tiled three-piece bathroom. The bathroom comprises a bath with an electric shower over with a glass screen, a wall-mounted wash basin with drawers below and a toilet. A frosted double-glazed window with shutters is present. A handy airing cupboard that also houses the hot water cylinder is present.

### Front Garden & Driveway

A lovely, good-sized front garden that is laid to lawn. The driveway offers plenty of off-road parking, and it leads down to the detached garage. A gate at the bottom of the driveway opens to lead into the rear garden.

### Detached Garage/Gym

A fantastic garage space is accessed by an electric roller shutter door. Internally, the garage is plastered with inset spotlights in the ceiling. Currently used as a gym, this space offers plenty of flexibility depending on the new owner's requirements.

### Rear Garden

A superb rear garden that is south-west facing, making it perfect for those warm evenings. The garden has a stunning patio comprising two seating areas and a lawn. A double power socket and water tap are present.

### Important Information

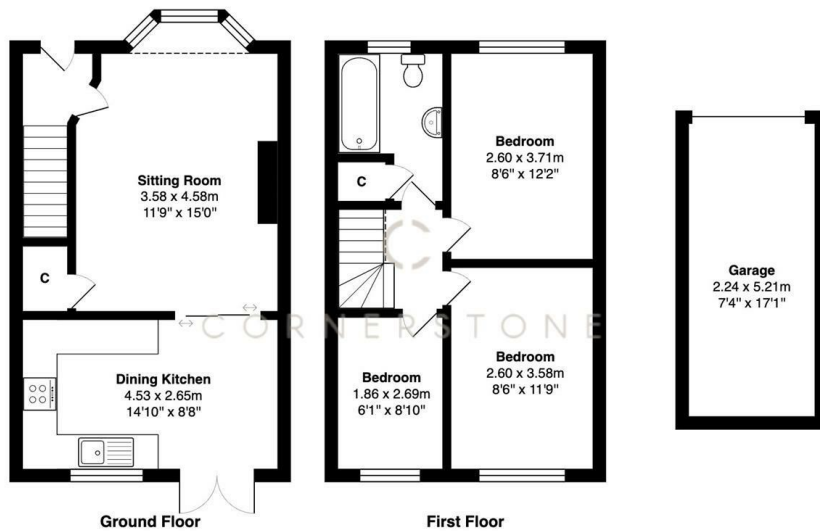
TENURE - FREEHOLD.

Council Tax Band D.

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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.





Total Area: 79.5 m<sup>2</sup> ... 856 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

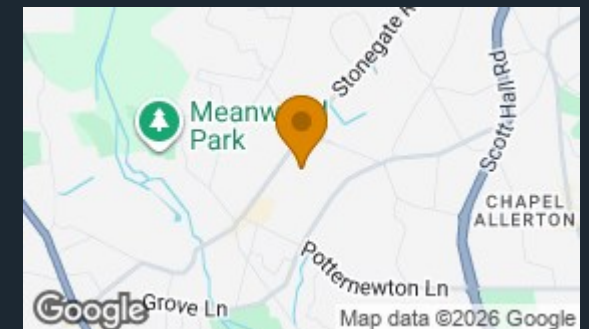
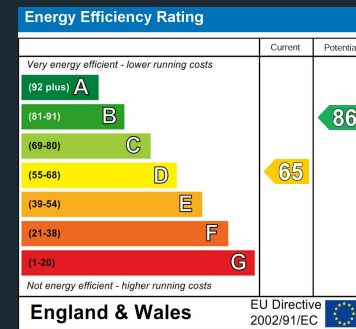
3. Measurements: These approximate room sizes are only intended as general guidance.

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 or tenants. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Estate Agents 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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