



CORNERSTONE

# 40 Beckhill Avenue, Meanwood, Leeds, LS7 2RG



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# 40 Beckhill Avenue

## Guide Price £190,000

Cornerstone are delighted to offer for sale this fantastic two-bedroom end-of-terrace home, located on the ever-popular and great-value Beckhill Estate in Meanwood. Built in the 1970s, this property offers generous room sizes, excellent natural light and a superb south-west facing garden — making it an ideal purchase.

The property is approached from the front via a pedestrian pathway running alongside a pleasant lawned square, creating a peaceful and open setting. There is also convenient access from the rear via Beckhill Chase, where a gated entrance leads into the rear garden and directly down to the kitchen door. A covered porch sits above the UPVC front door, welcoming you into the home.

Internally, the hallway provides access to the open-plan sitting and dining room, the breakfast kitchen, and the staircase rising to the first floor.

The kitchen has a breakfast bar, space for a fridge freezer and excellent under-stairs storage. This area flows through to the main kitchen space, which is well fitted with ample cupboards, space for a freestanding oven, plumbing for a washing machine, and a stainless-steel sink with a drainer. A UPVC door leads directly out into the rear garden, while an internal doorway connects seamlessly through to the living and dining space.

The open-plan sitting and dining room is bright and inviting, benefiting from a dual-aspect layout. Two large double-glazed windows overlook either the rear garden or the gable-end lawned area, flooding the room with natural light and creating a fantastic space for relaxing or entertaining.

To the first floor, the landing leads to two extremely generous double bedrooms, a bathroom fitted with a bath, and a separate WC. The landing also houses the Hive heating controls, with a loft hatch located above.

The property benefits from gas central heating, with an Ideal combination boiler installed on 12th November 2024, offering peace of mind and energy efficiency.

Externally, the rear garden enjoys a south-west aspect, making it perfect for enjoying the afternoon and evening sun. The garden is private, low-maintenance and well arranged, featuring gravelled areas, a patio ideal for outdoor seating, and a useful brick-built store.

The location is a major selling point. Meanwood offers an excellent range of amenities, including a Waitrose Home & Food Hall, an Aldi at the Northside Retail Park, and a vibrant selection of cafés, bars, pubs and restaurants. For outdoor lovers, there are several green spaces nearby, including Windy Hill Park and the ever-popular Meanwood Park, with its tranquil woodland walks and flowing beck.

Local schools are brilliant, and the area offers excellent connectivity, with Leeds City Centre easily accessible, along with nearby hubs such as Chapel Allerton, Headingley and Moortown.

This home has space, light and excellent value in a popular North Leeds location.

Viewing is highly recommended to fully appreciate what this property has to offer.

### **Important Information**

TENURE - FREEHOLD.

Council Tax Band A.

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.

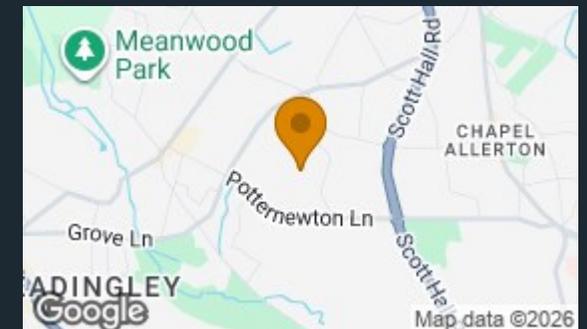
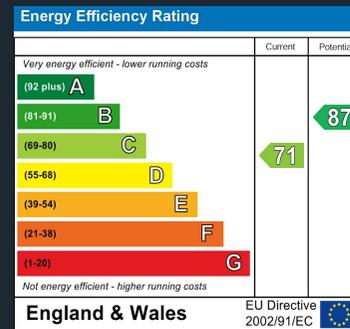




Total Area: 80.0 m<sup>2</sup> ... 861 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

Local Authority  
 Leeds City Council

Council Tax Band  
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