

# 11 Woodside Avenue, Burley, Leeds, LS4 2QX











# 11 Woodside Avenue

## Guide Price £215,000

BEST AND FINALS DEADLINE - 12:00PM ON THURSDAY 9TH OCTOBER 2025

The first viewings are on Saturday, 4th October 2025, strictly by appointment only.

This fantastic property combines character, practicality, and an enviable location, making it ideal for first-time buyers, young professionals, or investors seeking a home in a thriving part of Leeds.

### Location

Perfectly positioned, this property is only a short stroll from the vibrant Cardigan Fields Retail Park, offering a wide range of amenities including Asda, Aldi, JD gym, and the Vue cinema—not to mention an eclectic mix of restaurants, bars, and takeaways up and down Kirkstall Road. Just up the road lies Kirkstall Bridge Shopping Park, home to a large Morrisons supermarket, a PureGym, Costa Coffee and much more, ensuring everything you need is right on your doorstep.

For those who enjoy green spaces, the historic Kirkstall Abbey and its picturesque parkland are within walking distance, coupled with riverside walks and several other local parks. Leeds city centre is just over 2 miles away, easily reached by car, cycling, or regular bus services, while the property also boasts excellent rail connections. Burley Park and Headingley railway stations provide direct access to Leeds, York, and Knaresborough, while Kirkstall Forge station offers routes to Ilkley and Bradford Forster Square. For international travel, Leeds Bradford Airport is within convenient reach.

### Accommodation

Internally, this home is beautifully laid out across four floors. It boasts stylish and seasonal decoration coupled with a comfortable feel throughout.

### Lower Ground Floor

A surprisingly spacious cellar offering far more than the average storage area. Featuring a separate W.C., utility space, and even an original air raid Shelter, this level is light and welcoming thanks to a UPVC door with frosted glazing and an additional side window. In Cornerstone's opinion, this area functions more like a large hallway than a traditional cellar, offering superb storage for coats, shoes, and bikes, with easy access directly from the garden.

### Ground Floor

The heart of this home is a bright and open-plan living space with a high ceiling, seamlessly combining a sitting, dining area, and a lovely kitchen with granite worktops. This inviting space is ideal for relaxing, entertaining, or enjoying an evening meal, with thoughtful finishes, a comfortable layout and a bespoke window seat.



### First Floor

A well-proportioned landing leads to a generous double bedroom and a charming bathroom with a traditional roll top bath, both filled with natural light and character.

### Second Floor

A standout feature is this vast second bedroom. With striking proportions and large double-glazed windows framing pleasant views, this space feels airy and versatile, suitable as a luxurious main bedroom, a stylish home office, or even a creative studio. This space currently combines all three.

### Externally

The property benefits from a delightful garden, thoughtfully landscaped with a mature rose, colourful planted borders, and a dedicated seating area. This tranquil spot is perfect for morning coffees, evening drinks, or simply enjoying some outdoor space.

### In Summary

This is a stylish and deceptively spacious home in a sought-after location brimming with amenities, excellent transport links, and green open spaces. With its attractive finish, charming garden, and a fantastic price point, this property is certain to generate strong interest.

Cornerstone highly recommends a viewing to fully appreciate the space, style, and convenience that is on offer.

### Important & Additional Information

TENURE - FREEHOLD.

Council Tax Band A.

The property has had a brand new boiler fitted on 19th September 2025 with a 5-year warranty.

The vendors are relocating, and many items of furniture could potentially be negotiated if a buyer(s) is interested.

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



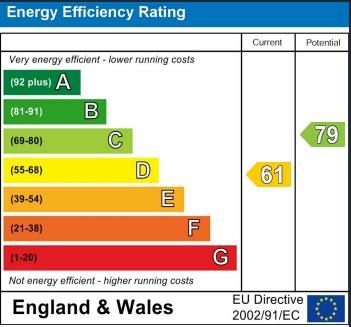


Total Area: 96.9 m² ... 1043 ft²  
All measurements are approximate and for display purposes only

- 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.

Local Authority  
Leeds City Council

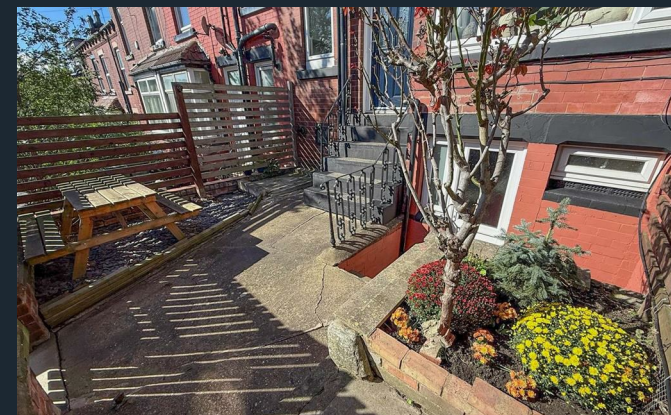
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