



CORNERSTONE

35 Bowood Avenue, Meanwood, Leeds, LS7 2PU



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Guide Price £425,000

Cornerstone is delighted to present this immensely stylish extended four-bedroom semi-detached home, boasting an exceptional open-plan living space and a host of thoughtful features throughout. Offered for sale with a complete chain above, this property represents a superb opportunity for a motivated and discerning buyer.

Ground Floor, the property welcomes you into a spacious and inviting entrance hallway through statement stained glass doors, complete with an under-stairs utility cupboard, also providing an excellent storage solution. To the front elevation sits a charming sitting room featuring a bay window and a log-burning stove, creating a warm and homely ambience. The sitting room flows seamlessly into the dining area and the trendy open-plan kitchen, which truly forms the heart of this home. This open-plan space is ideal for entertaining, family gatherings, or simply relaxing — with bi-folding doors that open onto the rear garden, effortlessly connecting indoor and outdoor living. A stable door to the side elevation from the kitchen gives access out onto the block-paved shared driveway.

First Floor, a staircase leads to a light-filled landing with a striking feature window. From here, you'll find two spacious double bedrooms, one of which has a bay window to the front elevation, a third bedroom, and a stunning family bathroom finished to a high standard with a free-standing bath and walk-in shower.

Second Floor/Principal Suite, a further staircase rises to the impressive loft conversion, completed in 2019 alongside a new roof. This room serves as a wonderful principal bedroom, featuring a sliding Juliet balcony with pleasant views and a contemporary en suite. The sense of space and light here is superb, making it a true retreat within the home.

External Spaces, the property enjoys a well-maintained front garden and a block-paved shared driveway leading to a detached workshop — ideal as a home workshop, gym, or additional storage.

To the rear is a secure, landscaped garden, designed for both relaxation and entertaining. It features a decked seating area that connects seamlessly to the kitchen via the bi-folding doors, planted raised beds, and an impressive pergola. The rear garden can be accessed from the open-plan living area or through the workshop, ensuring privacy and security.

Location, Bowood Avenue occupies a prime position in the heart of Meanwood. This vibrant area offers an excellent range of local amenities, all within easy walking distance. Highly regarded schools are nearby, including the Ofsted Outstanding Carr Manor Community School. Meanwood Park and the centre of Meanwood are just a short stroll away, offering a wealth of independent cafes, shops, bars, pubs, and restaurants.

You'll also find a Waitrose Home & Food Hall, Aldi at Northside Retail Park, and a Sainsbury's Local close by — along with the much-loved Culto restaurant and The Beck & Call gastro pub, both only moments from the property.

A little further afield, the Moor Allerton Shopping Complex offers a large Sainsbury's and a David Lloyd leisure club, while the nearby areas of Moortown, Chapel Allerton, and Headingley provide even more shops, eateries, and leisure options, including a Marks & Spencer Food Hall at Moortown.

Excellent transport links ensure easy access to the Ring Road and city centre, with several convenient bus stops just a short walk away.

In Summary, a super-stylish and beautifully finished home in a highly desirable location, offering spacious and versatile accommodation across three floors, fabulous open-plan living, and a secure rear garden perfect for modern family life.

A true gem in Meanwood.

Hallway

You enter the property through stained glass timber doors into a neutrally decorated hallway with ornate coving to the ceiling. The floor in the hallway is laid with Oak. Directly in front of you, a staircase leads to the first floor, a utility cupboard, and a door opens into the sitting room.

Utility Cupboard

A brilliant cupboard/room which has space for a plumbed-in washing machine, a tumble dryer and plenty of space for storage. A pull-out wash basket worktop is present, and the lighting works on a sensor.

Sitting Room

A beautiful room that is decorated neutrally with a large double-glazed bay window to the front elevation with a view out over the front garden. The sitting room has deep coving, inset spotlights to the ceiling and a feature brick chimney breast with an inset log burning stove. Again, the floor is laid in Oak and the sitting room flows into the open plan kitchen diner.

Open Plan Kitchen Diner

A wonderful open-plan space that comprises a stylish and trendy kitchen that has impressive New York-style industrial concrete worktops with tiled splashbacks. The kitchen utilities comprise an inset Belfast sink with a large double-glazed window above, with a view over the rear garden. Space for a free-standing range oven exists with an extractor hood above and an integrated dishwasher. The kitchen has a pantry cupboard and a stable door that leads out onto the shared driveway. The dining area has an Oak floor, inset spotlights and bi-fold doors out into the rear garden.

First Floor Landing

A neutrally decorated landing with a large feature double-glazed window above the staircase from the first floor. The landing is neutrally decorated with ornate coving. The landing leads to two double bedrooms, bedroom three, the family bathroom and the second staircase to the principal loft bedroom with an en suite.

Double Bedroom One

A spacious and neutrally decorated double bedroom with coving to the ceiling and a double-glazed bay window to the front elevation. Fitted wardrobes are also present.

Double Bedroom Two

Situated at the rear of this home is the second double bedroom, which is neutrally decorated with coving and two double-glazed windows that look down over the rear garden.

Bedroom Three

Situated at the front of the property is bedroom three, which has a coving and a double-glazed window.

Family Bathroom

A stunning partially tiled bathroom that comprises a walk-in shower with a rain dance shower above and a second flexible shower hose, a free-standing bath, a wash basin, a toilet and a heated towel radiator. A frosted double-glazed window allows natural light into the family bathroom.

Principal Bedroom with En Suite

An amazing principal bedroom that is decorated neutrally with a Juliet balcony with a sliding double-glazed door and two Velux windows, which make this bedroom bright and airy. A sliding Oak door opens to enter the en suite. The en suite comprises a corner shower cubicle with a rain dancer shower above with a second flexible shower hose, a wash basin, a toilet and a heated towel radiator. A double-glazed frosted window allows natural light in.

Front Garden & Driveway

The front garden benefits from a lawn that is surrounded by planted borders. The shared driveway is block-paved and leads to the side stable door and up to the workshop.

Detached Workshop

A stylish detached workshop that can be accessed from the shared driveway or from the rear garden. A window exists which allows natural light in.

Rear Garden

A landscaped rear garden, designed for both relaxation and entertaining. It features a decked seating area that connects seamlessly to the kitchen via the bi-folding doors, a lawn, planted raised beds, an impressive pergola and space for barbeque. Again, the rear garden can be accessed from the open-plan living area or through the workshop, ensuring privacy and security.

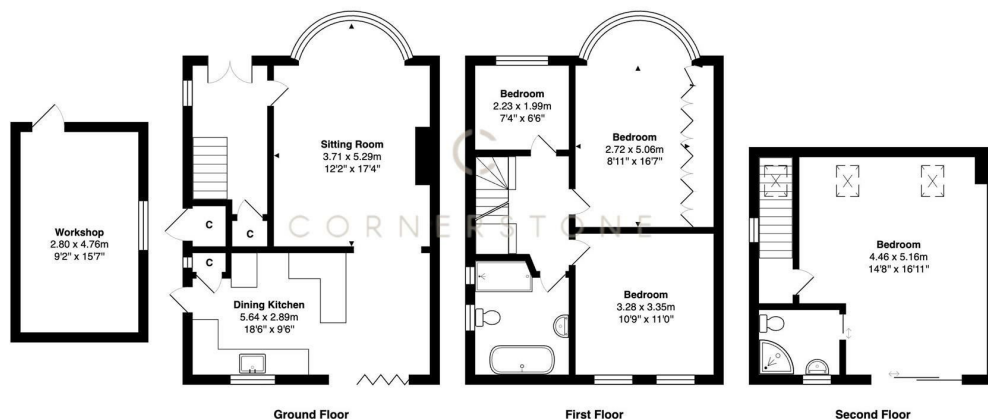
Important Information

TENURE - Freehold

Council Tax Band C.

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.





Total Area: 128.3 m² ... 1381 ft²
 All measurements are approximate and for display purposes only

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.

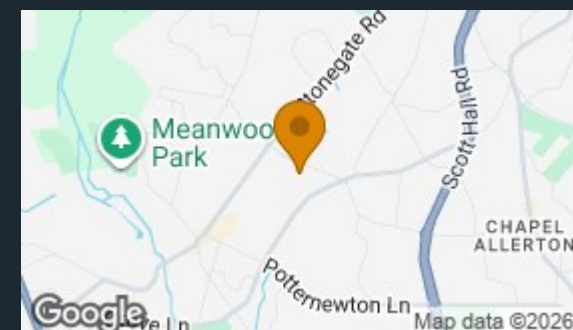
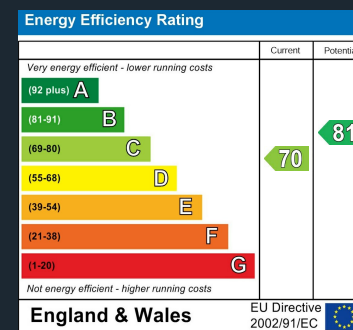
3. Measurements: These approximate room sizes are only intended as general guidance.

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.

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Council Tax Band
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