



CORNERSTONE

56 Lancastre Avenue, Leeds, LS5 3EA

Guide Price £225,000



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Guide Price £225,000

The First Viewings Are On Saturday, 7th February 2026, by appointment only.

Offered for sale with no onward chain, this is a good-sized three bedroom semi-detached home. The property offers generous living space, a large garden and excellent long-term potential. It would benefit from further improvement and investment over time, which is reflected in the asking price. With a strong layout, desirable location and scope to add value, this is an ideal opportunity for buyers looking to put their own stamp on a home. For further details, please contact us.

The property is neutrally decorated throughout with gas central heating and UPVC double glazing.

The downstairs briefly comprises: a welcoming entrance hall, a spacious living room and an open plan kitchen diner with French doors that open out into the rear garden.

On the first floor, both the main and second bedrooms are generously sized doubles, with the third bedroom being a single. The spacious family bathroom has been tastefully finished, and there is a separate W.C.

The property also benefits from a generous loft space, offering further potential for storage or future development.

Externally to the front, there is a front garden and a gated, long, stretching drive that leads down the side of the property. There is a good-sized back garden that combines a paved terrace that leads down to a large lawn.

The property is situated in a great location, just minutes away from Kirkstall Bridge Shopping Park and Kirkstall Leisure Centre. The public transport links are good to both Leeds City Centre and Bradford. The historic Kirkstall Abbey is nearby, boasting some lovely parkland and leafy scenery.

Again, with no onward chain, this property is perfect for first-time buyers, families and investors alike.

Hallway

You enter the property via the front door into the Hallway. Impressive in size, the hallway leads to the sitting room, the open plan kitchen, diner and the staircase to the first floor. It benefits from a laminate floor and an under-stair storage cupboard.

Living Room

A spacious living room. The room comprises a large double-glazed window to the front elevation that allows plenty of natural light in, with a radiator underneath and a mature hedge to the front boundary, creating plenty of privacy.

Open Plan Kitchen Diner

A bright and welcoming space - perfect for modern family living. Featuring a fitted kitchen with a one-and-a-half sink with a drainer, an oven with a separate gas hob above that has an extractor hood above, and space for a washing machine. The space is finished with a pleasant wood-effect floor throughout. This space benefits from double-glazed French doors that open out onto the garden.

Main Bedroom

A good-sized, double bedroom that comprises a double-glazed window to the rear elevation with a radiator below.

Bedroom 2

Again, a good-sized, double bedroom that comprises a double-glazed window to the front elevation with a radiator below.

Bedroom 3

The third bedroom has a double-glazed window to the front elevation and a radiator.

Bathroom

The bathroom features: a bath with a shower overhead, a hand-wash basin, beautiful tiled flooring, and a modern towel radiator.

W.C.

A separate W.C. that comprises a toilet.

Front Garden / Driveway

To the front is a low-maintenance garden with a mature hedge providing privacy. A sizeable gated driveway runs down the side of the property, offering excellent off-street parking and potential for further extension or garaging (subject to the necessary consents), and leads through to the rear garden.

Rear Garden

A spacious rear garden accessed via French doors from the open plan kitchen diner. The garden features a paved terrace leading down to a large lawn, offering excellent outdoor space with plenty of potential.

Important Information

TENURE - FREEHOLD.

Council Tax Band B.

No onward chain.

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.

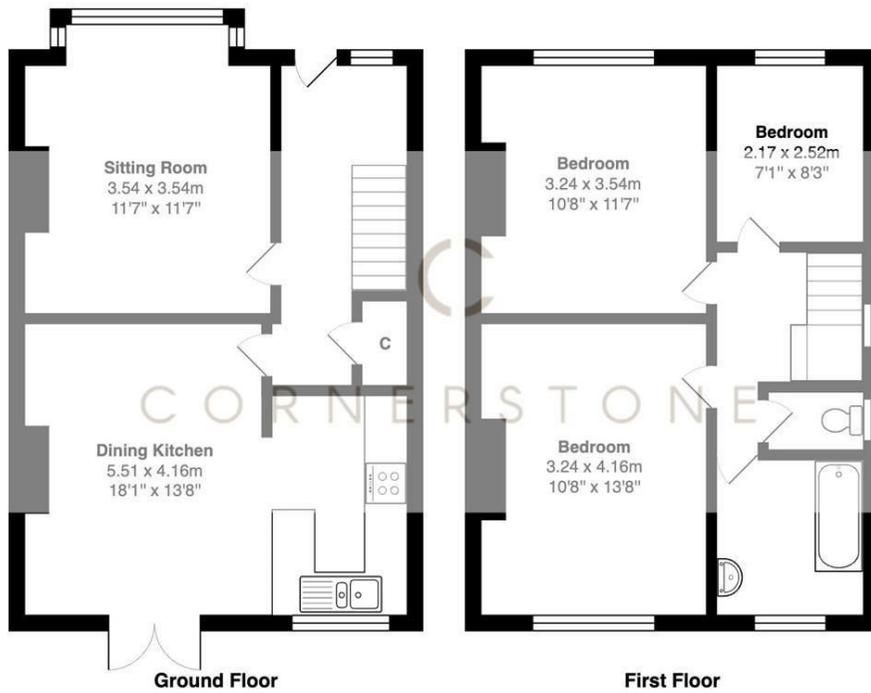
3. Measurements: These approximate room sizes are only intended as general guidance.

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



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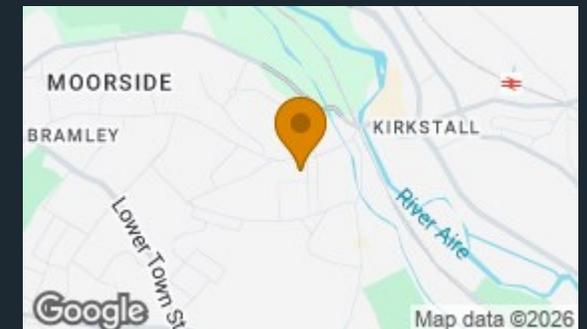
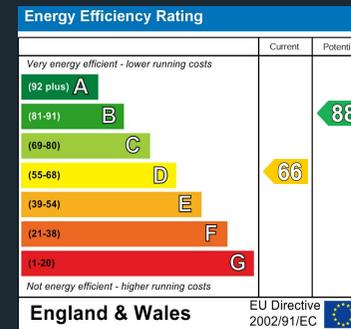


Total Area: 88.0 m² ... 947 ft²

All measurements are approximate and for display purposes only

Local Authority
Leeds City Council

Council Tax Band
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