



CORNERSTONE

# 86 Church Avenue, Meanwood, Leeds, LS6 4JS



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# 86 Church Avenue

## Guide Price £425,000

Cornerstone Estate Agents are delighted to present this four-bedroom semi-detached property for sale in the highly sought-after residential location of Meanwood. This desirable area boasts a wide range of amenities, including cafes, bars, pubs, restaurants, a Waitrose home and food hall and various highly regarded schools.

A short walk away is Meanwood Park, The Meanwood Valley Trail, The Hollies and a David Lloyd Leisure Centre.

The location of this property gives easy access to the ring road and public transport links to Leeds City Centre.

Only a short distance are the popular suburbs of Headingley and Chapel Allerton.

The property comprises to the ground floor a hallway that leads through to the sitting room and open plan kitchen diner.

The first floor comprises three bedrooms and the family bathroom.

The second floor has a double bedroom with an en suite.

Externally the property has a driveway to the front and down the side of the property, which leads to a detached garage and a stunning spacious rear garden.

We expect this property to be very popular given its location, size and price.

### Hallway

The property benefits from a neutrally decorated hallway that leads into the sitting room, staircase to the first floor and the impressive open plan kitchen diner.

### Sitting Room

A spacious sitting room that is predominately decorated neutrally with two painted feature walls with coving to the ceiling. A beautiful fireplace with a multi fuel log burning stove that creates the perfect focal point. A large double glazed window allows natural light to pour in and offers a lovely view of the Meanwood Holy Trinity Church.

### Open Plan Kitchen Diner

The dining area is decorated in modern tones with coving to the ceiling. The room has a gas fire resting on a tiled hearth, complemented by an elegant surround and a wooden mantel - creating a delightful focal point. A large double glazed window allows natural light into the dining area and a handy under staircase cupboard exists. The kitchen boasts two roof/ceiling windows/skylights that allow light to pour in and double glazed French doors lead out into the stunning rear garden. The kitchen comprises ample lower and upper level cupboards with a lovely contrast wood worktop with tiled splash backs. The kitchen utilities comprise a stainless steel sink with drainer, integrated dish washer, space for a washing machine, integrated electric oven, five ring gas hob with a stainless steel splash back and extractor fan above. Space for a free standing fridge freezer also exists.

### Landing

A neutrally decorated landing that leads to the principal bedroom, bedroom two, bedroom three, family bathroom and the second staircase to the second floor.

### Principal Bedroom

A stunning principal bedroom that is neutrally decorated with two painted feature walls and a large double glazed window to the front elevation that has a picturesque view of the Church spire. Fitted wardrobes are also present.

### Bedroom Two

A neutrally decorated double bedroom that benefits from a double glazed window with a view out over the rear garden. This bedroom is currently used as a nursery and benefits from a fitted cupboard.

### Bedroom Three

Bedroom three is predominately neutrally decorated with two painted feature walls. This bedroom has fitted upper level storage. A double glazed window exists to the side elevation which allows natural light in.

### Family Bathroom

A stunning bathroom that comprises a bath with a shower over and glass screen. A wash basin is present which is fitted into a vanity unit. A toilet and towel radiator also exist. The finish and décor is very much on trend and a double glazed frosted window allows ample light in.

### Second Floor Staircase & Landing

A neutrally decorated landing that benefits from a large skylight above.

### Double Bedroom Four

A neutrally decorated double bedroom that boasts its own en suite. This spacious bedroom benefits from three double glazed windows and a delightful view out over the commanding rear garden.

### En Suite

A neutrally decorated en suite that comprises: a wall mounted wash basin, low level W.C., shower cubicle and a chrome towel radiator. A frosted double glazed window allows natural light in.

### Driveway

The front of the property benefits from ample parking - with a flagged driveway to the front and down the side of the property. The driveway leads to a detached garage with power.

### Detached Garage

A large detached garage with power and a window to the side elevation.

### Rear Garden

A stunning and commanding rear garden. The rear garden comprises a stone patio which leads to the lawn. A path leads up the garden where a metal & concrete shelter exists. A second patio/sitting area at the end of the garden also exists, along with a small timber shed/store. This garden is perfect for families and would be excellent for entertaining. A number of mature trees and hedges help to create a degree of privacy.

### Important Information

TENURE - FREEHOLD.

Council Tax Band C.

1. Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - Purchasers will be asked to produce original or certified identification and evidence of address documentation. We carry out an electronic anti-money laundering checks on all buyers. We use a risk-based approach to determine the level of detail we apply when looking at each individual purchaser. Therefore, we may require additional documentation or information. If you





Total Area: 120.5 m<sup>2</sup> ... 1297 ft<sup>2</sup> (excluding eaves, garage)  
 All measurements are approximate and for display purposes only

conclude a sale subject to contract, you understand we shall carry out electronic anti-money laundering checks. This is not a credit check and will not affect your credit file but may show on your credit search file.

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 No onward chain.happy to check where we reasonably can.

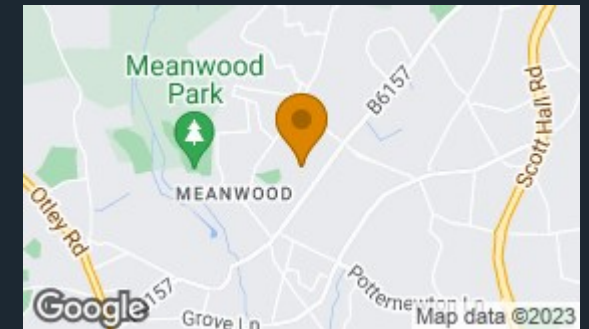
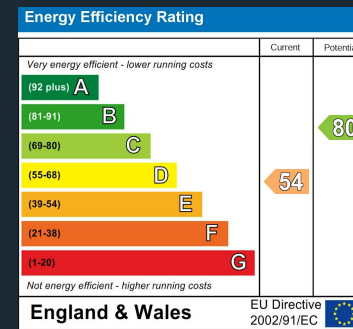
3. Measurements: These approximate room sizes are only intended as general guidance.

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 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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