



CORNERSTONE

3 Welburn Avenue, Weetwood, Leeds, LS16 5HJ



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3 Welburn Avenue

Guide Price £495,000

Cornerstone are delighted to present for sale this generously proportioned period four-bedroom semi-detached property with no onward chain, offering immense potential, situated in the highly sought-after area of Weetwood.

This charming home is located on Welburn Avenue, ideally positioned between Far Headingley and West Park. It lies just north of Leeds Beckett University's Headingley Campus, a short walk away.

The property benefits from excellent transport links, with Otley Road just moments away, offering easy access to Headingley, Leeds City Centre, and the Ring Road. The immediate and surrounding area is rich in amenities, including highly regarded schools such as St Chad's Church of England Primary School and Lawnswood Secondary School. Additionally, local conveniences such as coffee shops, cafes, bars, and restaurants are easily accessible along Otley Road. For leisure, a Village Hotel & Gym is also nearby.

The accommodation comprises a grand reception hallway leading to a kitchen diner, sitting room, dining room, ground-floor WC, and a staircase to the first floor.

The first floor features a spacious landing with access to two generously sized double bedrooms, a large third bedroom, the family bathroom, and a second staircase leading to an attic bedroom and a loft area.

Externally, the property occupies a substantial plot. You access the stone driveway through a timber gate. Gardens on both sides of the driveway are filled with beautiful plants and mature trees. The driveway extends to a detached garage with a metal gate that opens into the rear garden. The southwest-facing rear garden is perfect for enjoying the evening sun and is thoughtfully landscaped with mature plants, two stone patios, and a lawn.

In summary, this property presents a fantastic opportunity to acquire a spacious family home with tremendous potential, set in an exceptional location.

Reception Hall

You enter the property through a composite door with a porch above into a grand hallway. The hallway is neutrally decorated with a plate rail. The hallway leads to the kitchen diner, sitting room, dining room, a ground floor toilet and the staircase to the first floor.

Kitchen Diner

A well appointed and good sized kitchen diner that has plenty of cupboard space. The kitchen utilities comprise a pot sink with a drainer that has a double-glazed window above. Space for a free-standing range cooker with splash back above with an extractor hood is present. An integrated dishwasher, space for a washing machine and space for a free-standing fridge freezer exist. The kitchen diner has a pantry offering ample storage and is also the location of the consumer RCD board. A composite door leads out of the kitchen diner onto the driveway.

Sitting Room

A spacious, neutrally decorated sitting room with a double-glazed bay window to the rear elevation with a lovely view out over the rear garden. The sitting room has a picture rail and a gas fire with an ornate surround.

Dining Room

A spacious dining room with a double-glazed bay window to the front elevation with a lovely view out over the front garden. The decor is finished in wallpaper with a neutral finish above the picture rail. A gas fire is set within a commanding fire surround.

Ground Floor W.C.

A neutrally decorated W.C. comprises a toilet, a pedestal wash basin and a timber-framed frosted window.

Landing

A neutrally decorated landing with a picture rail and a double-glazed window above the staircase. The landing leads to the principal bedroom, double bedroom two, bedroom three, the family bathroom and the stairs to the attic bedroom.

Principal Bedroom

A spacious principal bedroom with a timber-framed leaded light bay window to the front elevation. The decor is neutral with a picture rail and fitted wardrobes.

Double Bedroom Two

Again, a spacious double bedroom with a picture rail. This bedroom is decorated in a modern and neutral tone. A timber-framed, leaded light window is present with a lovely view out over the rear garden. Wall-to-wall fitted wardrobes with a dressing table exist.

Bedroom Three

A very generous third bedroom that has a picture rail, dual aspect views through a double-glazed window and a timber-framed leaded light window to the front elevation. Again, there are fitted wardrobes.

Family Bathroom

A spacious bathroom that has dual aspect views through double-glazed windows. The bathroom comprises a claw-foot roll top bath, a shower enclosure, a pedestal wash basin and a toilet.

Attic Bedroom

The attic bedroom wraps around the staircase from the first-floor landing. The attic bedroom has fitted wardrobes and shelves. Two timber-framed windows allow natural light in. A door leads into a storeroom/loft area.

Attic Storeroom/Loft Area

A boarded storage room with a light.

Driveway & Front Garden

The driveway is laid in stone and accessed through a timber gate. The driveway leads up to a detached garage (please note the garage does contain asbestos). The front garden is grand in size and exists on both sides of the driveway. Both garden areas have lawns that are surrounded by planted borders. The rear garden is accessed through a metal gate at the top of the driveway.

Rear Garden

The rear garden boasts a variety of mature plants and trees. It also has two stone patios and a large lawn surrounded by planted borders. The garden is southwest-facing, making it perfect for enjoying evenings in the warmer months.

Important Information

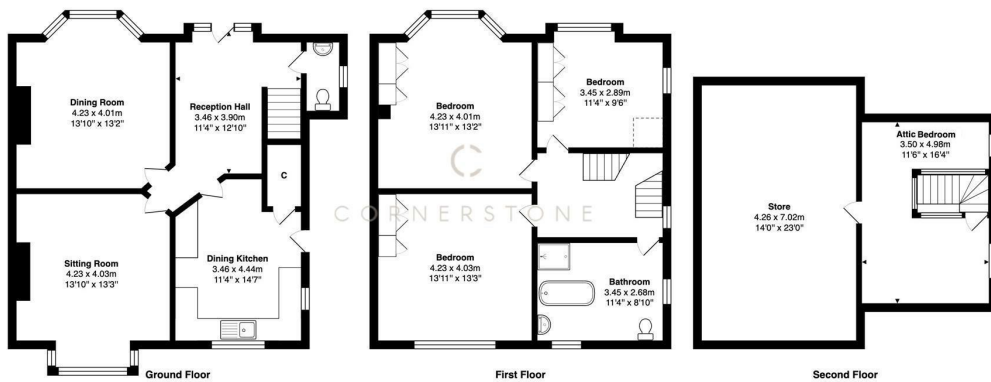
TENURE - FREEHOLD.

Council Tax Band E.

No Onward Chain.

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





Total Area incl Store: 183.8 m² ... 1978 ft²
 All measurements are approximate and for display purposes only

apply when looking at each individual purchaser. Therefore, we may require additional documentation or information. If you 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 happy to check where we reasonably can.

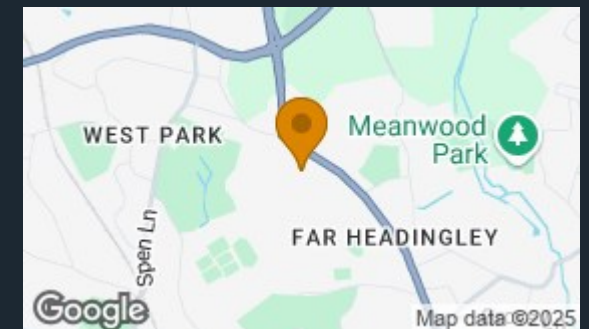
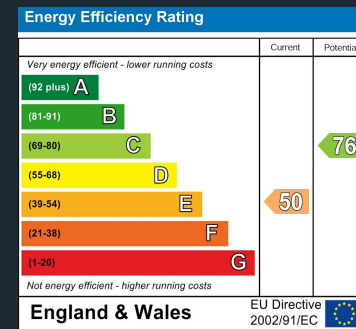
3. Measurements: These approximate room sizes are only intended as general guidance.

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.

Local Authority
 Leeds City Council

Council Tax Band
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