



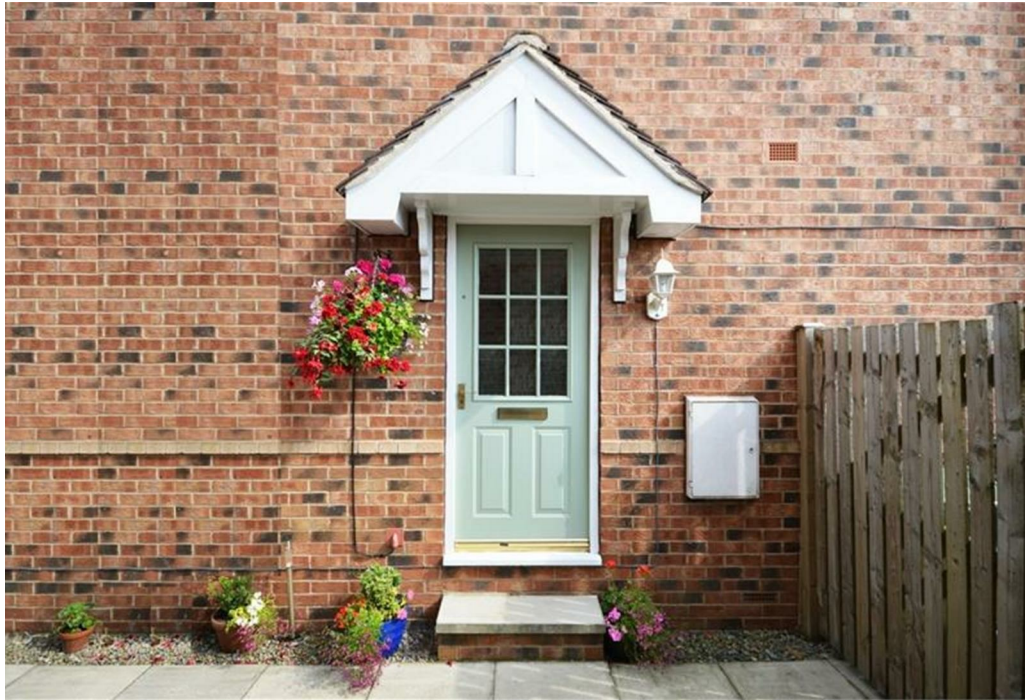
CORNERSTONE

30 Woodside Avenue, Meanwood, Leeds, West Yorkshire, LS7 2UL



1 x | 3 x | 1 x | 2 x | D EPC





30 Woodside Avenue

£1,400 PCM

Situated within a quiet cul-de-sac, this beautifully presented three-bedroom semi-detached home offers stylish and practical accommodation throughout, complemented by attractive gardens and a generous driveway.

Upon arrival, a well-maintained front garden with mature hedging and an established tree creates a welcoming sense of privacy. A substantial driveway provides excellent off-street parking and leads to the property's entrance vestibule. This useful space features a wood-effect floor and offers a practical transition into the home.

Beyond the vestibule, the spacious sitting room enjoys a large bay window overlooking the front garden. The wood-effect flooring continues throughout, creating a warm and inviting atmosphere. The sitting room provides access to both the staircase leading to the first floor and a lovely open-plan kitchen-diner. The sofa is included as part of the tenancy.

The kitchen is fitted with a comprehensive range of upper and lower units, providing excellent storage and workspace. Modern work surfaces are complemented by a one-and-a-half bowl stainless steel sink with drainer and tiled splashbacks. There is an integrated oven, four-ring gas hob, stainless steel extractor hood with lighting. A free standing fridge freezer, plumbed washing machine and slim-line dishwasher.

The dining area is decorated in neutral tones and offers ample room for entertaining and everyday family living. Sliding glazed patio doors open directly onto the rear garden. The dining table is included as part of the tenancy.

The first-floor landing is neutrally decorated and provides access to the loft via a ceiling hatch. From here, doors lead to the principal bedroom, second bedroom, dressing room and family bathroom.

The principal bedroom is a generously proportioned room featuring a stylish feature wall that creates an attractive focal point. A large window overlooks the front garden and fills the room with natural light. The room also benefits from an integrated airing cupboard.

The second bedroom is another spacious double room, tastefully decorated in neutral colours and enjoying delightful views across the rear garden. Natural light pours through the large window, creating a bright and comfortable environment. The sofa bed and chest of drawers are included within the tenancy.

The third bedroom is currently configured as an impressive walk-in wardrobe and dressing room. Fitted shelving and hanging rails provide exceptional storage solutions, making this a highly practical and versatile space. The shelving system is included.

Completing the accommodation is the family bathroom, fitted with a bath incorporating a shower over, a white pedestal wash basin and a low-level WC.

Externally, the rear garden offers a wonderful degree of privacy and can be accessed either through the lockable side gate or directly from the kitchen diner via the sliding patio doors. Predominantly laid to lawn, the garden also features a raised timber decking area and patio, creating ideal spaces for outdoor dining. There is a practical wooden shed discreetly positioned in one corner, providing valuable additional storage.

PLEASE NOTE :

THE PICTURES MAY DIFFER WHEN VIEWING THE PROPERTY DUE TO THE CURRENT TENANT'S ITEMS BEING IN PLACE.

SEE GUIDANCE NOTES FOR THE PART FURNITURE:

THE TABLE AND CHAIRS/ SETTEE IN THE LIVING ROOM/ BED SETTEE AND SET OF DRAWERS IN THE SECOND DOUBLE BEDROOM ARE ALL LEFT HAS A GESTURE OF GOODWILL AND WILL NOT BE REPLACED IF THEY BREAK THROUGHOUT THE TENANCY

PLEASE NOTE

Financial Details:

Holding Deposit: £320.00 (equivalent to one week's rent)

Security Deposit (Bond): £1,600

Council Tax Band: C

Available From: August 2026

Application Process:

Applicants wishing to rent this property (or any of our properties) must complete an application form. Once an application is assessed and deemed likely to pass formal referencing checks, and subject to landlord approval on the agreed terms, a holding deposit will be required to reserve the property and remove it from the market while referencing is carried out.

The holding deposit will be deducted from either the first month's rent or the security deposit upon successful completion of referencing.

Please note: if false or misleading information is provided and results in the application failing referencing checks, the holding deposit will be retained.

Regulatory Information:

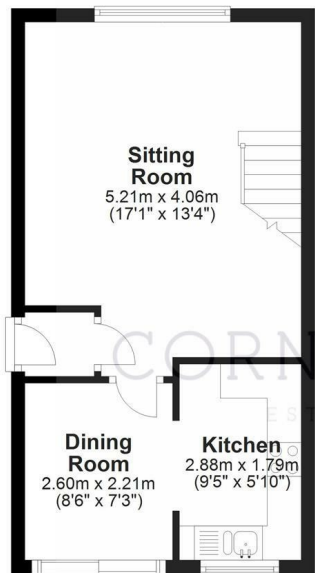
Client Money Protection Scheme: We are members of Client Money Protect (CMP004399)

Redress Scheme: The Property Ombudsman (Agent No. D11805)

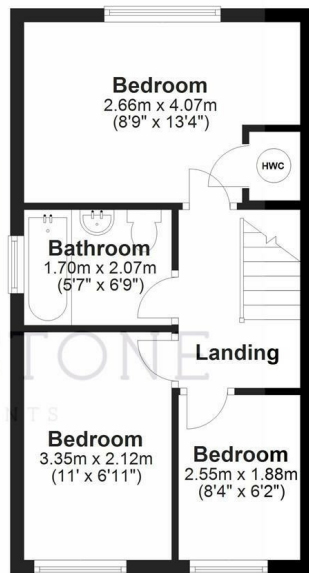
For full details, including our schedule of fees, please visit the Cornerstone Estate Agents website.



Ground Floor
Approx. 32.2 sq. metres (346.7 sq. feet)



First Floor
Approx. 32.3 sq. metres (347.2 sq. feet)

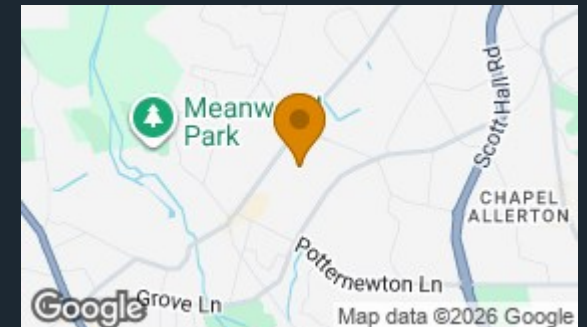
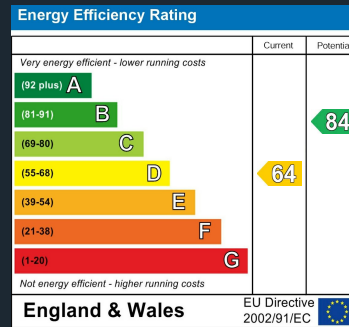


Total area: approx. 64.5 sq. metres (693.9 sq. feet)

Floor plans are for identification only. All measurements are approximate.
Plan produced using PlanUp.

Local Authority
Leeds City Council

Council Tax Band
C





Cornerstone Lettings
13 Stonegate Road
Leeds
West Yorkshire
LS6 4HZ

Contact
0113 2745360
office@cornerstoneleeds.co.uk
www.cornerstoneleeds.co.uk