



CORNERSTONE

# 18 Holmwood Drive, Meanwood, Leeds, LS6 4NF



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# 18 Holmwood Drive

## Guide Price £330,000

\* BEST AND FINAL OFFERS BY 12 NOON ON WEDNESDAY, 26TH FEBRUARY 2025 \*

Holmwood Drive is only a short distance to the centre of Meanwood, Meanwood Park, The Hollies, David Lloyd Leisure Club and many shopping amenities. These include a Waitrose Home & Food hall, Aldi and a Sainsbury's supermarket at the nearby Moor Allerton retail park Complex.

A number of reputable schools, and a good selection of cafes, bars, pubs and restaurants are all nearby and located throughout Meanwood.

The property has easy access to both the ring road and Leeds city centre. A number of bus stops are found just a short walk from the property.

This lovely home will appeal to a range of purchasers. The ground floor comprises a porch/entrance vestibule, a hallway, a through sitting room with a log-burning stove, a dining room and a kitchen.

The first floor comprises a landing with loft access above, a principal bedroom, a double bedroom two, bedroom three/study and a bathroom.

Externally the property has a good-sized front garden, a driveway, a detached garage and a nice rear garden.

To conclude, it is an excellent property that we believe will be extremely popular.

### **Porch/Entrance Vestibule & Hallway**

From the driveway, a path leads you to the front door. You enter the porch/entrance vestibule through a uPVC door. The porch is neutrally decor with a timber floor. Two double-glazed windows allow natural light into this space. The porch/entrance vestibule flows into the hallway, the hallway leads into the sitting room and the staircase to the first floor.

### **Sitting Room**

A through sitting room and dining room. The sitting room is decorated in modern tones with coving and a large double-glazed window to the front elevation with a nice view of the front garden. A log-burning stove is present which is an impressive focal point to this room.

### **Dining Room**

You flow into the dining room from the sitting room. It is decorated again in modern tones with a painted feature wall and coving to the ceiling. A lovely wood effect floor and a double-glazed sliding patio door opens to lead out into the rear garden and a second door leads into the Kitchen.

### **Kitchen**

The kitchen benefits from ample lower and upper-level cupboards with contrasting worktops and tiled splashbacks. The kitchen utilities comprise a stainless steel sink with a drainer with a large double-glazed window above, an integrated oven, a four-ring gas hob with an extractor above, space for a free-standing fridge freezer, and space for a washing machine. The kitchen decor is neutral and a uPVC door leads into the rear garden.

### Landing

A neutrally decorated landing with a double-glazed window above the staircase. The landing leads to the principal bedroom, double bedroom two, bedroom three/study and the bathroom. A loft hatch is above the landing.

### Principal Bedroom

The principal bedroom is decorated in modern tones with a painted feature wall. A double-glazed window exists at the front elevation with a nice view down over the front garden.

### Double Bedroom Two

A neutrally decorated bedroom with an integrated cupboard/wardrobe. A double-glazed window exists to the rear elevation with a view of the rear garden.

### Bedroom Three/Study

This room is decorated in modern tones with a painted feature wall. A handy storage cupboard exists and a double-glazed window to the front elevation.

### Bathroom

A stylish and partially tiled bathroom that comprises a bath with a rain dance shower over, a second flexible hose and a glass screen. A wash basin and a toilet are integrated into a vanity unit, a heated towel radiator also exists and a frosted double-glazed window.

### Front Garden & Driveway

The property benefits from a lovely front garden laid to lawn with planted borders. The driveway is gated and tarmacked, it leads up the side of the property to the detached garage and the rear garden.

### Detached Garage

A detached garage that is accessed by an up-and-over door.

### Rear Garden

A good-sized rear garden that comprises a patio, a lawn and several planted borders. It has access to the kitchen through a uPVC door and the dining room through a sliding double-glazed patio door.

### 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 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.

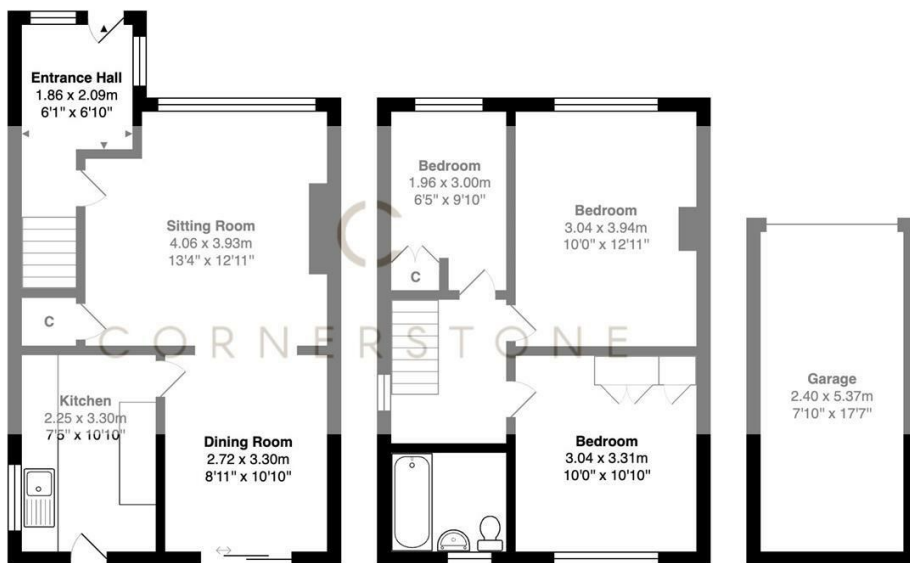
2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

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.





Ground Floor

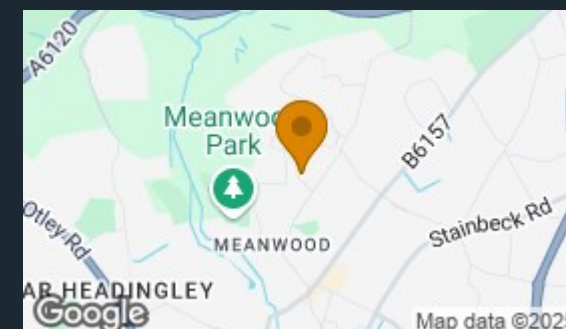
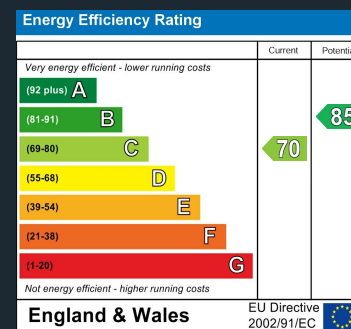
First Floor

Total Area: 91.4 m<sup>2</sup> ... 984 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Local Authority  
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Council Tax Band  
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