



CORNERSTONE

55 Woodlea Lane, Meanwood, LS6 4SX

£205,000



1 x | 2 x | 2 x | 0 x | D EPC





55 Woodlea Lane

£205,000

Cornerstone is delighted to offer for sale this extremely spacious ground floor two-bedroom, two-bathroom apartment located in the popular Woodlea development.

The Woodlea development is a brilliant place to reside, it is surrounded by many trees and a path/track that runs its perimeter. It is perfect for that morning jog or afternoon walk.

This apartment can be accessed either from the front or rear of the development. The property has its own allocated parking space. The communal hallway is neutrally decorated.

Once inside the apartment, it boasts a large entrance vestibule perfect for cloak and shoe storage. The entrance vestibule leads into a spacious, light, and airy hallway with an airing cupboard that houses the heating system/hot water cylinder. The hallway leads to an impressive open-plan kitchen diner & sitting room with French doors that lead out into the communal front garden. The hallway also leads to a spacious principal bedroom with an en suite, a second double bedroom, and the family bathroom.

The apartment is surrounded by lovely communal gardens. It is located next to the path/track that runs the perimeter of the development and again the apartment has its own allocated parking space at the rear of the development.

The property is perfectly situated for easy access to Meanwoods busy and vibrant centre that boasts some great amenities. They include many cafes, bars, pubs, restaurants, an Aldi, a Waitrose Home & Food hall and much more.

A very short walk from the property is a David Lloyd Leisure Club and a Sainsbury's supermarket located in the Moor Allerton shopping district along with many other highly regarded retailers.

Transport links are superb with easy access to Leeds city centre, the ring road, Chapel Allerton, Headingley, Moortown, and Leeds & Bradford International Airport.

Local schools are superb, with several highly regarded primary and secondary schools nearby. These include the popular St Urban's Primary School, Cardinal Heenan High School, and the Outstanding Church of England Meanwood Primary School.

Meanwood is a lovely leafy suburb benefiting from a beautiful park with open parkland and the Meanwood Beck that flows through that are all to be enjoyed.

To conclude, a brilliant, spacious ground-floor apartment in a highly desirable location.

TENURE - LEASEHOLD - Term 999 years from the 1st August 2001.

Service Charge & Buildings Insurance - £1,498.60 per annum.

Ground Rent - £125.00 per annum.

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.

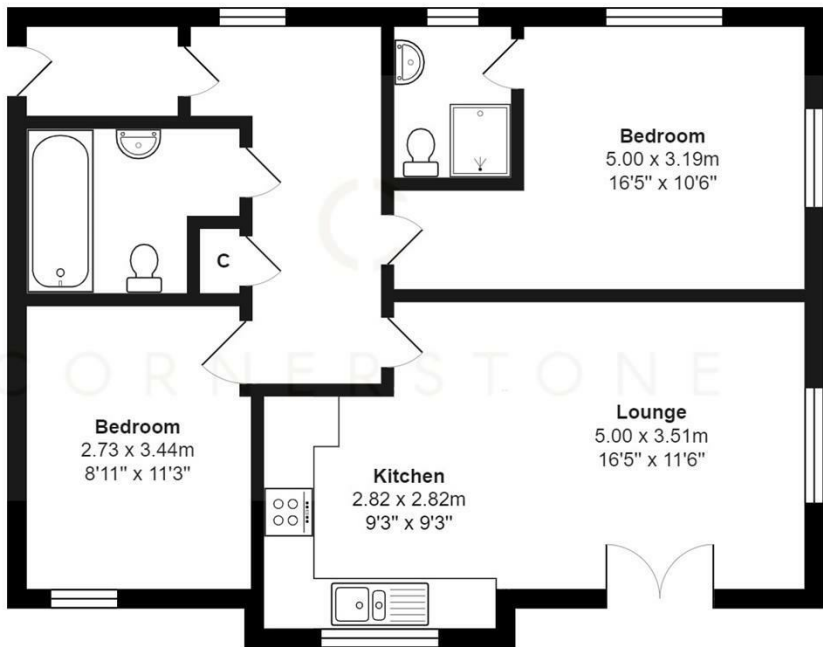
2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

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.

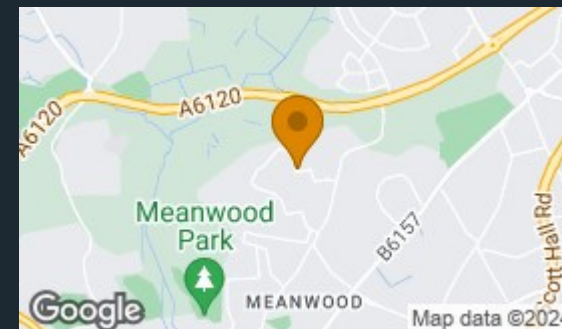
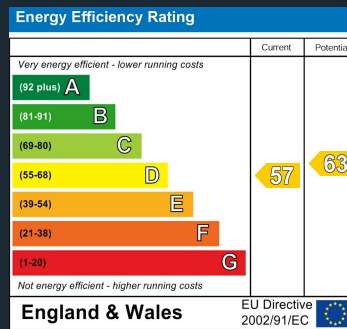
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract, the matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty about this property.





Local Authority
Leeds City Council

Council Tax Band
C





Cornerstone Sales
13 Stonegate Road
Leeds
West Yorkshire
LS6 4HZ

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