CORNERSTONE

57 Woodside Avenue, Meanwood, Leeds, LS7 2UL







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57 Woodside Avenue

Guide Price £325,000

The first viewings are on Saturday 7th November 2026.

Cornerstone are delighted to offer for sale this beautiful no chain three bedroom semi detached property, situated in this popular location of Meanwood.

This property is wonderfully decorated with a stylish finish. Externally, it comprises a front & gardens, a driveway and a garage.

This homes ground floor features an entrance vestibule, a spacious sitting room, and an inviting kitchen diner. A sliding double glazed door seamlessly connects the kitchen diner to the rear garden, which boasts two charming timber decked areas, along with a lawn surrounded by some mature greenery.

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

The property is walking distance to the centre of Meanwood which boasts many amenities including a Waitrose Home and Food Hall as well as the popular Northside Retail Park which has an Aldi.

The busy parades of Meanwood benefit from many shops, cafes, bars and restaurants. The property is also within close proximity to a number of highly regarded schools and Meanwood Park.

Overall, a stunning home that will definitely suit a range of buyers.

Entrace Vestibule

You step into the entrance vestibule from the side of the property up a few steps from the driveway. The entrance vestibule decorated in modern tone.

Sitting Room

The sitting room is decorated in a modern tone and has a centrally positioned fire place - creating a lovely focal point to the room. The sitting room showcases a commanding double glazed window to the front elevation which is fitted with plantation shutters. This window has a view over the front garden and allows ample light to stream in. The sitting room leads into the kitchen diner and the staircase to the first floor.

Kitchen Diner

The kitchen diner exudes an airy ambiance, thanks to the abundance of windows that flood the space with natural light. It also offers easy access to the rear garden down a step through a double glazed sliding patio door. The kitchen comprises ample lower and upper level cupboards. and the worktop is made from Iroko wood with tiled splash backs. The kitchen utilities comprise a Belfast sink with a drainer with a double glazed picture window above looking out into the rear garden. An electric oven, four ring gas hob, extractor with lighting above, integrated washing machine and a free standing fridge freezer are present. The kitchen diner is decorated in modern and neutral tones. The flooring comprises a combination of ceramic tiling and wood.

Landing
The landing leads to the principal bedroom, double bedroom two, bedroom three/office and bathroom. The landing is decorated in modern and neutral tones with a wood flooring. The landing gives access to a loft via a pull down ladder. The loft is part boarded with lighting.

Principal Bedroom
Th principal bedroom has a large double glazed window that looks over the front garden and beyond while allowing ample light in. This bedroom has a large integrated storage cupboard.

Double Bedroom Two
This double bedroom is decorated in neutral tones and a large double glazed window with a splendid view over the rear garden while allowing ample light in.

Bedroom Three/Study
The third bedroom is currently used as study and decorated in a vivid tone. Again, a large double glazed window looks out over the rear garden while allowing ample light in.

Bathroom
The bathroom is stunning with a tiled floor with the majority of the walls also being tiled. The bathroom comprises a bath with a shower over, white pedestal wash basin and a low level W.C. with push flush and a towel radiator. A frosted double glazed window allows ample light in.

Front Garden
The front garden has a commanding hedge to the front boundary. A tarmac driveway is present which leads up to the garage. The rear garden can also be accessed from the driveway.

Garage
The garage is accessed by an up and over door. Internally the garage has lighting and an electrical car charging plug socket. Ample storage is found in the garage with plenty of eaves storage above.

Rear Garden
We feel the rear garden is fairly private and access is gained from either the driveway, or from the kitchen diner through a double glazed sliding glass door. The rear garden is laid to lawn with two timber decked areas creating the perfect place for unwinding or entertaining. The garden, having easy access into the kitchen diner, makes this space perfect for alfresco dining in the warmer months.

Important Information
Tenure - Freehold

Council Tax Band C.

No Chain.

1. In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended), estate agents are legally required to verify the identity of their applicants and understand the source of any funds used in a property transaction. As part of our due diligence process, all purchasers and individuals providing funds (including any giftor) will be required to provide: Proof of identity, Proof of address and Evidence of the source of funds. We carry out electronic anti-money laundering (AML) checks on all buyers and giftor(s). A non-refundable fee of £40.00 (including VAT) will be charged per individual to cover the cost of these checks. We apply a risk-based approach in line with regulatory requirements. This means the level of information and documentation we request may









vary. In some cases, additional evidence may be required to meet our obligations under the regulations. All requested documentation must be provided in full for us to proceed with the transaction. Failure to comply may result in delays or the inability to continue with the process.

Please note: Where we have knowledge or suspicion that a transaction involves criminal property or money laundering, we are legally required to make a report to the National Crime Agency (NCA).

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.

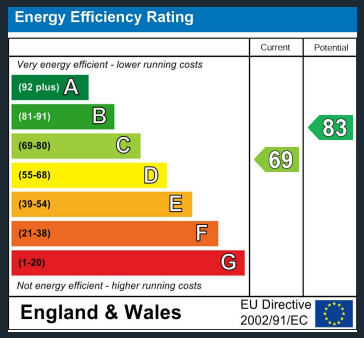
3. Measurements: These approximate room sizes are only intended as general guidance.

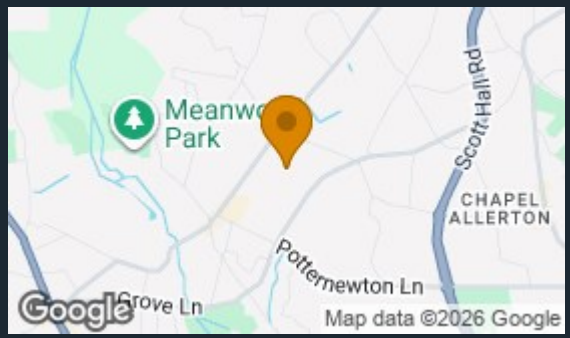
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

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. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Sales & Lettings 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

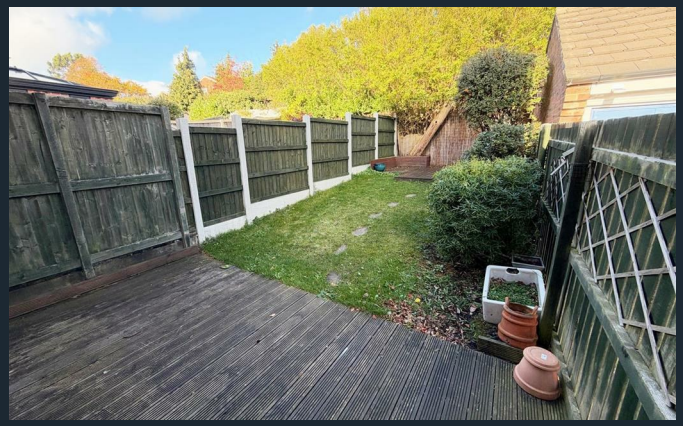
Council Tax Band
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The Property Ombudsman







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