




Stoneacre
Properties

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**Woodside Avenue, Meanwood,
LS7 2UL**

£250,000

Our branch opening hours are:

| | |
|-------|----------------|
| Mon | 09:00 - 18:00 |
| Tues | 09:00 - 18:00 |
| Weds | 09:00 - 18:00 |
| Thurs | 09:00 - 18:00 |
| Fri | 09:00 - 18:00 |
| Sat | 10:00 - 17:00 |
| Sun | By Appointment |

Stoneacre Properties, a leading Leeds Estate Agency, offer a one-stop property-shop serving North Leeds, East Leeds and beyond.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

We are also available for out of hours appointments.

*** STUNNING REFURBISHED HOME IN LS7 CUL-DE-SAC LOCATION *** Stoneacre Properties are delighted to offer for sale this fantastic, three bedroom semi-detached property, having been greatly improved by the current owners and offering immaculately presented accommodation over two floors. The property benefits from being located close to the local shops and amenities in the centre of Meanwood, as well as the popular North Side Retail Park, and the highly regarded Meanwood Park. Overall a stunning property, in our opinion this property would make an ideal family home and early viewing is highly recommended!

- EPC RATING C
- DESIRABLE LOCATION
- KITCHEN/DINER
- CONSERVATORY
- THREE BEDROOMS
- MODERN BATHROOM
- OFF STREET

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www.stoneacreproperties.co.uk

rightmove.co.uk
The UK's number one property website

The Property Ombudsman NAEA OnTheMarket.com

BUY SELL RENT MANAGEMENT FINANCE LEGAL

ENTRANCE HALL

Access to lounge.

LOUNGE

Spacious reception area featuring gas fire with surround, stairs to first floor, door to kitchen-diner, central heating radiator, double glazed window.

KITCHEN-DINER

Luxury range of modern fitted wall and base units and complimentary work surfaces with white brick tiled splashback, inset sink drainer, built in oven, four ring electric hob with extractor over, plumbed for washing machine, space for fridge freezer.

CONSERVATORY

Double glazed windows, door to rear garden.

FIRST FLOOR LANDING

Loft access, radiator.

BEDROOM ONE

Generous double bedroom with store cupboard, double glazed window, radiator.

BEDROOM TWO

Double glazed window to rear, radiator.

BEDROOM THREE

Double glazed window to rear, radiator.



BATHROOM

Modern, fully tiled suite comprising low level W.C., bath with overbath shower and shower screen, wash hand basin, extractor fan, chrome heated towel rail, double glazed window.

EXTERNAL

The property benefits from off street parking for two vehicles, gated side access to rear lawned garden with shed.

