

12 Lawson Wood Drive, Meanwood, Leeds, West Yorkshire, LS6 4RW







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Guide Price £195,000

The First Viewings Are On Saturday, 25th October 2025.

Cornerstone are delighted to offer for sale this extremely spacious ground-floor two-bedroom, two-bathroom apartment located in the popular Woodlea development. This apartment also has the benefit of being marketed with no onward chain.

The Woodlea development is a brilliant place to reside; it is situated amongst a leafy woodland setting, and a path/track runs its perimeter, which is perfect for that morning jog or afternoon stroll.

The apartment can be accessed either by a communal hallway or directly through French doors into the open-plan living area.

From the communal hallway and entering the apartment, you step into an entrance vestibule, perfect for shoes and cloaks. The vestibule leads into a large hallway, which gives access to the open-plan living room and kitchen, two double bedrooms, and the family bathroom. The principal bedroom benefits from having an en suite.

The apartment has lovely communal grounds and its own allocated parking space. There is also plenty of space for visitor parking.

The property is perfectly situated for easy access to Meanwood's busy and vibrant centre, which boasts several great amenities. They include cafes, bars, pubs, restaurants, an Aldi, a Waitrose Home & Food Hall, and so much more.

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

Transport links are superb, with easy access to Leeds city centre via public transport. The ring road, Moortown, Chapel Allerton, Headingley, and Leeds & Bradford international airport are all nearby.

Local schools are excellent, with a number of highly regarded primary and secondary schools in proximity. These include the popular St Urban's Primary School, Cardinal Heenan High School, the Church of England Meanwood Primary School and the Outstanding Carr Manor Community School.

Meanwood is a leafy suburb benefiting from its own park with open parkland and the lovely Meanwood Beck, all to be enjoyed.

To conclude, a lovely ground-floor apartment in a highly desirable location with no onward chain.

Entrance Vestibule

A neutrally decorated entrance vestibule, perfect for shoe and cloak storage. The entrance vestibule opens into the hallway.

Hallway

A spacious and neutrally decorated hallway with coving to the ceiling. In the hallway, you will find the alarm panel and telephone intercom. The hallway leads to the open plan living area and kitchen, principal bedroom with en suite, the second double bedroom and the family bathroom.

Open Plan Living Area & Kitchen

An impressive open-plan space that is neutrally decorated throughout. The living area features enough space for sofas and a dining table. This space has double-glazed French doors that lead out into the parking area and then onto a large lawn to the side of the apartment. The kitchen benefits from a tiled floor and an island/breakfast bar. The kitchen utilities comprise a one-and-a-half stainless steel sink with a drainer that has a double-glazed window above that looks out over a lawn and woodland. An integrated oven, a four-ring hob with an extractor hood, an integrated washing machine and space for a free-standing fridge freezer. The kitchen has plenty of cupboard space, ample worktops that have tiled splashbacks. Above the kitchen, there are inset spotlights.

Principal Bedroom

A good-sized and neutrally decorated bedroom with substantial fitted wardrobes that have glass-mirrored sliding doors. A double-glazed window looks out over a lawn with a woodland area beyond. This bedroom benefits from an en suite.

En Suite

A tiled en suite that comprises a shower, toilet and a pedestal wash basin.

Double Bedroom Two

Again, a neutrally decorated bedroom with substantial fitted wardrobes that have glass sliding mirrored doors. Again, a double-glazed window looks out over a lawn with a woodland area beyond.

Family Bathroom

A tiled bathroom that comprises a bath with a shower above and a glass screen, also a pedestal wash basin and a toilet. A large cupboard accessed from the bathroom houses the apartment's hot water cylinder and electric central heating flow boiler.

The Grounds

The grounds of Lawson Wood Drive are leafy and well-tended with flowing lawns and woodland areas. The apartment has an allocated parking space, and there is plenty of visitor parking.

Important Information

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

Service Charge & Buildings Insurance - £1,561.49 per annum.

Ground Rent - £125.00 per annum.

Property Managers - Boothman Property Associates.

Council Tax Band C.

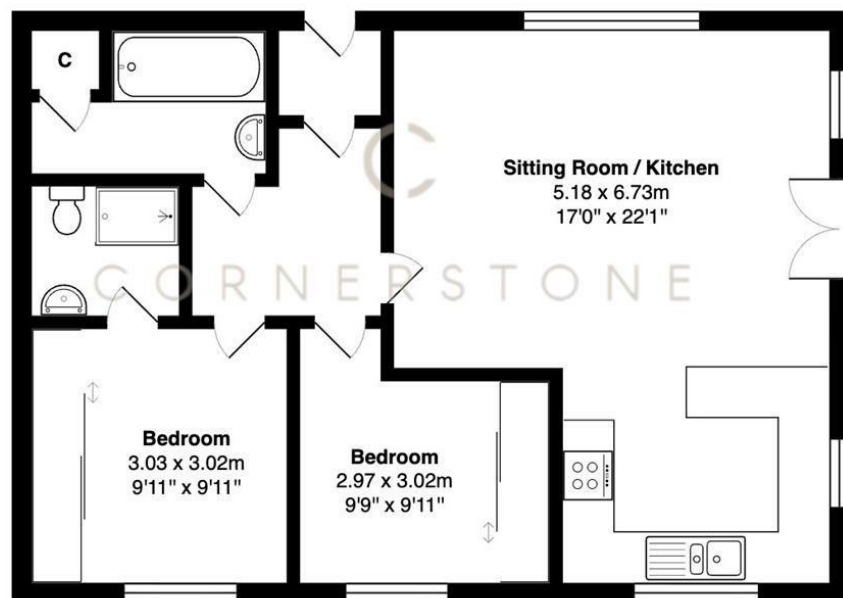
1. In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended), estate agents are legally required to verify the identity of their applicants and understand the source of any funds used in a property transaction. As part of our due diligence process, all purchasers and individuals providing funds (including giftors) 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 giftors. A non-refundable fee of £36.00 (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.





Ground Floor

Total Area: 62.3 m² ... 671 ft²

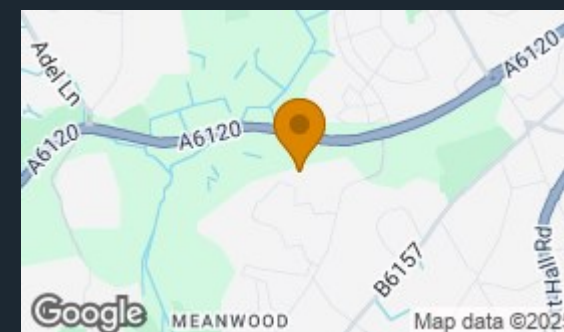
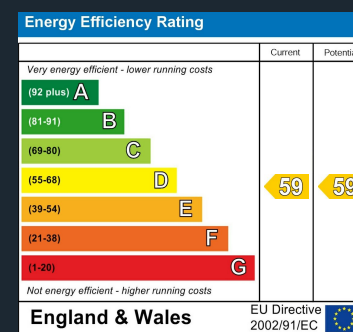
All measurements are approximate and for display purposes only

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

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Cornerstone Sales
13 Stonegate Road
Leeds
West Yorkshire
LS6 4HZ



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