



CORNERSTONE

138 Church Lane, Meanwood, Leeds, LS6 4NR



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138 Church Lane

Guide Price £450,000

The First Viewings Are On Saturday 10th January 2026, Strictly By Appointment Only.

A Striking, Developed Four-Bedroom Bungalow in One of North Leeds' Most Cherished Suburbs, Meanwood.

Welcome to 138 Church Lane, an exceptionally crafted four-bedroom bungalow that perfectly blends impressive interior design, generous proportions and an enviable Meanwood location. This wonderful home has been thoughtfully developed to create spacious, stylish living suited to modern life, with a sweeping open-plan area, pleasant garden outlooks and the rare bonus of historic planning permission for a dog parlour—ideal for the self-employed or those with entrepreneurial flair.

The Ground Floor

Stepping inside, the property immediately makes an impression with its wide and welcoming hallway, setting the tone for the space that follows.

The hallway connects you to the ground-floor bedroom, served by a contemporary Jack and Jill bathroom, ideal for guests or those who would benefit. From here, the home opens into a beautifully proportioned sitting room, with a large double-glazed bay window that captures views of the lawned front garden. It's a spacious but also cosy space.

The true heart of this home is its breathtaking open-plan living area. This spectacular space is cleverly zoned into a snug, a dining area and a contemporary kitchen. Natural light pours in from a generous skylight above the dining area, giving the room an uplifting and airy ambience. The modern kitchen features a central island and a full suite of integrated appliances, including a five-ring gas hob, dishwasher, fridge, freezer and washing machine/dryer. For those who love to entertain, the Juliet balcony in the dining area offers a wonderful vantage point over the rear garden—an elegant touch that enhances both the aesthetic and the atmosphere of this magnificent living space. Air conditioning within the open-plan area ensures comfort throughout the warmer months, creating a truly enjoyable place to spend time all year round.

A staircase leads to the first floor, where three further well-sized bedrooms await.

The First Floor

The principal bedroom is an appealing sanctuary, complete with its own Juliet balcony and air conditioning, enhancing comfort during summer nights. Two further good-sized bedrooms and a stylish family bathroom serve this floor.

The Exterior

Externally, the property is equally impressive. A large gated tarmac driveway provides excellent off-street parking and leads to the entrance door via either a ramp or steps. The front garden is spacious and well-tended.

To the rear, the garden enjoys a peaceful and fairly private garden area, ideal for families, gardeners or anyone who appreciates outdoor tranquillity. From the rear garden, bespoke double-glazed French doors open to lead into a large storage area below part of the property with power. This adds exceptional versatility. The property includes historic planning permission (granted in 1985) for the change of use of the domestic garage to a dog parlour—an uncommon and exciting opportunity for anyone seeking workspace at home.

The Location

The location of this home is nothing short of superb. Church Lane sits near the heart of Meanwood. A short stroll brings you to an excellent range of amenities, including Waitrose, Aldi and a growing selection of independent cafés, boutiques and eateries.

For those who enjoy an active lifestyle, the David Lloyd Leisure Club is nearby, offering premium fitness facilities. Families will be delighted by the proximity of Carr Manor School, rated Ofsted Outstanding and the Meanwood Church of England Primary, both renowned for their excellent reputation across Leeds. Nature lovers, dog walkers and runners are spoilt for choice, as the property is surrounded by some of the area's most beautiful woodland and green spaces, including the much-loved Meanwood Park and the scenic Meanwood Valley Trail.

The Conclusion

138 Church Lane offers an irresistible combination of thoughtful design, striking open-plan living, great garden spaces and a location that delivers convenience, community and natural beauty. This is a rare chance to secure a home that truly stands out in this fine neighbourhood.

Important Information

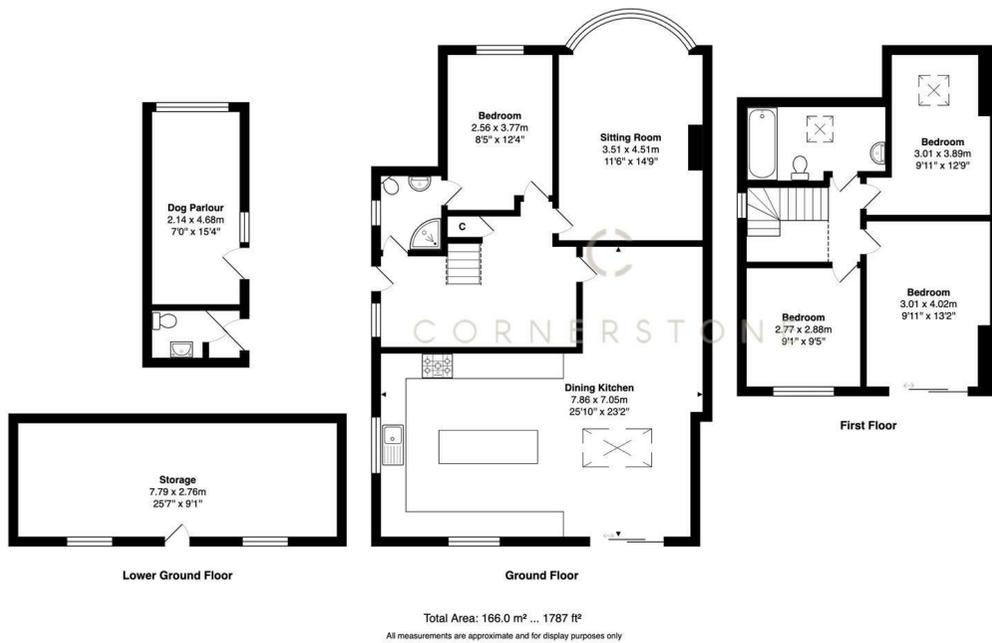
TENURE - FREEHOLD.

Council Tax Band C.

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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.

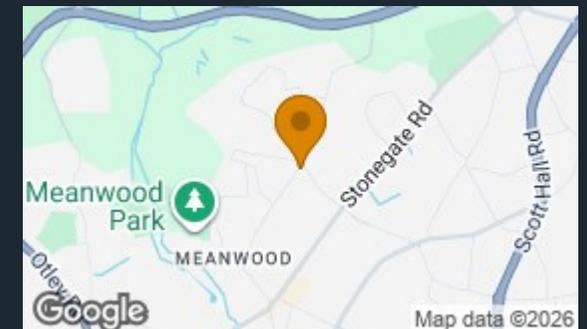
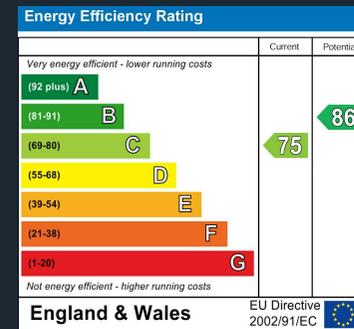
3. Measurements: These approximate room sizes are only intended as general guidance.

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.

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