CORNERSTONE

3 Woodside Mews, Meanwood, Leeds, LS7 2UP

1 x | 3 x | 1 x | 2 x | C EPC

3 Woodside Mews
Guide Price £275,000

Introduciton

Best and finals deadline: 12:00pm Wednesday 15th July 2026

Cornerstone are delighted to offer for sale this three-bedroom semi-detached home, tucked away within the popular Woodside development, just behind Stonegate Road and within walking distance of the centre of Meanwood.

The property requires some modernisation, but this has been fully reflected in the marketing price. For the right buyer, this is a brilliant opportunity to put their own stamp on a lovely home in a highly convenient and in this sought after Meanwood location.

No Chain

Offered to the market with no onward chain, this property presents a fantastic opportunity for a buyer wanting to move without the delays and uncertainty that can come with an onward purchase. This should make the buying process simpler, cleaner and potentially quicker, which is always a huge advantage in the current market.

The Location

Woodside Mews is a quiet residential setting, positioned just above the centre of Meanwood making it extremely close to everything that makes this part of North Leeds so popular. Meanwood offers a fantastic selection of cafes, bars, restaurants, shops, it benefits from a Waitrose & Partners, Aldi, Northside Retail Park, Meanwood Park, The Hollies and the Meanwood Valley Trail. The location also gives excellent access to Chapel Allerton, Headingley, Moortown and Leeds City Centre, making it ideal for first-time buyers, professionals, families and downsizers alike.

The Home

The ground floor comprises an entrance vestibule, spacious sitting room, a dining kitchen that has access to the rear garden through a sliding door. The sitting room is a generous reception space with a good sized window to the front, creating a comfortable main living area. The dining kitchen sits to the rear of the property and provides space for cooking, dining and everyday family use. A sliding door opens directly out into the rear garden, which is ideal for the summer months, children, pets or entertaining.

To the first floor, the landing leads to three bedrooms and the house bathroom. The principal bedroom is a good-sized double room with a pleasant leafy outlook. The second bedroom is also a useful size, while the third bedroom would work well as a child’s room, nursery, dressing room or home office. The bathroom comprises a bath with shower over, wash basin and WC.

The Gardens & Driveway

Externally, the property benefits from a front garden and a tarmac driveway to the side. To the rear there is an enclosed garden with a lawn and a block paved patio area.

To Conclude

Overall, this is a great opportunity to purchase a three-bedroom semi-detached home in a quiet yet convenient Meanwood position. With no onward chain, a sensible marketing price and clear scope to modernise, viewing is strongly recommended.

Important Information

TENURE - Freehold

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 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.

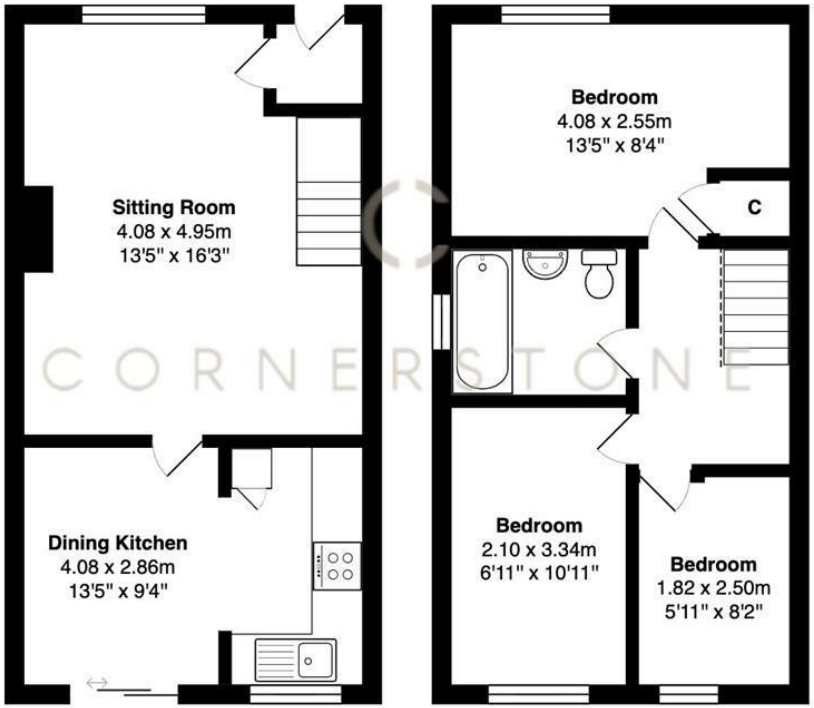
Please note: Where we have knowledge or suspicion that a transaction involves criminal property or money laundering, we are legally required to make a report to the National Crime Agency (NCA).

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.



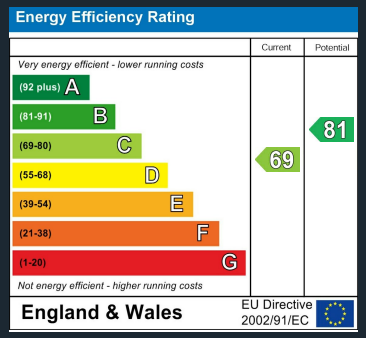
Ground Floor **First Floor**

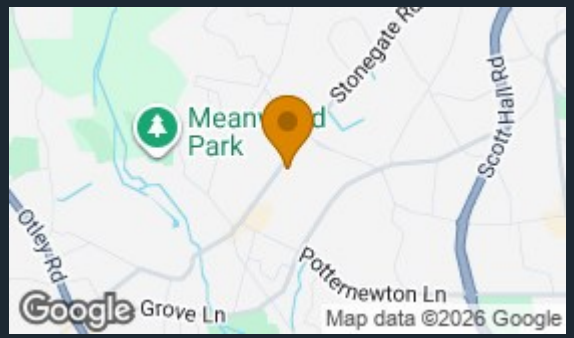
Total Area: 65.0 m² ... 699 ft²

All measurements are approximate and for display purposes only

Local Authority
Leeds City Council

Council Tax Band
C





The Property Ombudsman

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