CORNERSTONE

17 Bowood Avenue, Meanwood, Leeds, LS7 2PU







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17 Bowood Avenue

£425,000

Introduction

Situated in the popular area of Meanwood, this beautifully presented three-bedroom semi-detached home offers spacious and versatile accommodation. Featuring a generous living room, modern kitchen, separate kids play room/ home office, downstairs WC, three bedrooms and a family bathroom. Externally, the property benefits from a driveway, garage and enclosed rear garden.

Location

Bowood Avenue is ideally situated in the popular area of Meanwood, within easy reach of local amenities including Sainsbury's Local, Aldi, Morrisons Daily and Waitrose. The area also offers a fantastic selection of independent cafés, restaurants and bars, including Culto and The Beck & Call, while nearby Chapel Allerton and Headingley provide further shopping and leisure opportunities.

Families benefit from the nearby Carr Manor Community School, approximately 0.4 miles away. For outdoor enthusiasts, Meanwood Park and the Meanwood Valley Trail offer beautiful green spaces and scenic walks, while regular bus services provide convenient access to Leeds city centre.

Entrance Hallway

A welcoming entrance hallway featuring wood-effect flooring, an attractive green feature wall and staircase leading to the first floor.

Living Room

A spacious and inviting living room featuring a large bay window, fitted shelving and wood-effect flooring, providing an ideal space for relaxing and entertaining.

Kitchen

A stylish, well-appointed kitchen featuring contemporary grey shaker-style units, contrasting worktops, an integrated oven, hob and extractor. A large window enjoys pleasant views over the rear garden, while the kitchen flows seamlessly into the adjoining dining area.

Office / Study / kids play room

A versatile additional room, ideal for home working or studying, featuring a skylight, fitted shelving and patio doors opening directly onto the rear decking.

Downstairs WC

A convenient ground-floor WC featuring a modern white suite, vanity washbasin and decorative patterned wall tiling.

First Floor Landing

Providing access to all three bedrooms and the family bathroom.

Bedroom One
A spacious double bedroom featuring attractive two-tone walls, wood-effect flooring and ample space for bedroom furniture.

Bedroom Two
A further well-proportioned double bedroom offering flexible space for bedroom furniture, ideal as a guest room or family bedroom.

Bedroom Three
A smaller bedroom, ideal for use as a child's room, nursery or additional study.

Family Bathroom
A conveniently positioned first-floor family bathroom serving all three bedrooms.

Rear Garden
An attractive enclosed rear garden featuring a lawn, raised planting beds, mature greenery, paved patio and composite decking, offering excellent space for outdoor seating and entertaining.

Garage & Driveway
A private resin driveway provides off-street parking, alongside an attached garage offering useful storage.

Summary
A beautifully presented three-bedroom semi-detached home offering spacious and versatile living accommodation, including a side extension currently used as a children's playroom/ office, or additional reception space. The property also benefits from a modern kitchen, attractive enclosed rear garden, garage and private driveway. Ideally situated in the sought-after area of Meanwood, this wonderful home is perfectly suited to families and professionals alike.

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 £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).

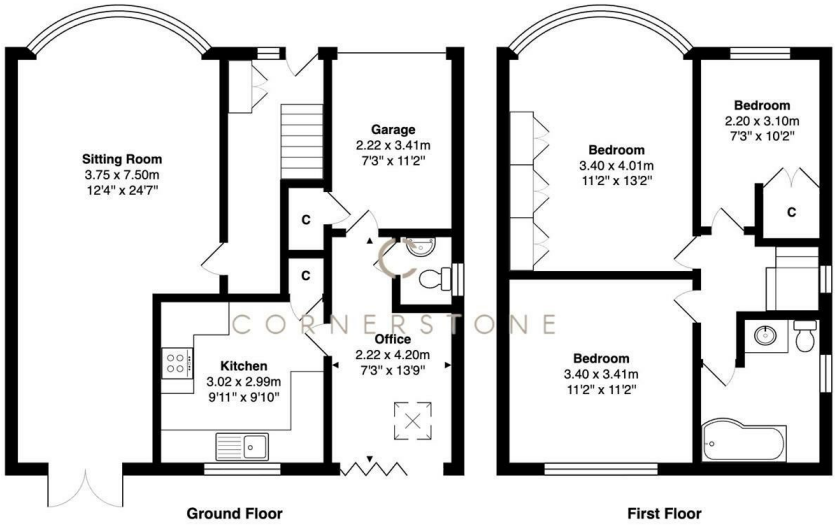












Total Area: 107.1 m² ... 1152 ft²

All measurements are approximate and for display purposes only

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.

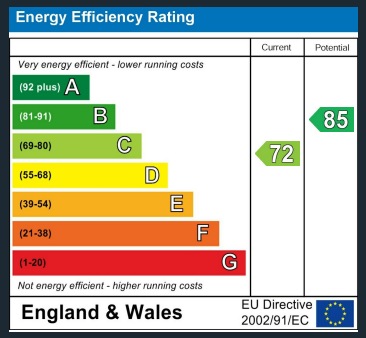
3. Measurements: These approximate room sizes are only intended as general guidance.

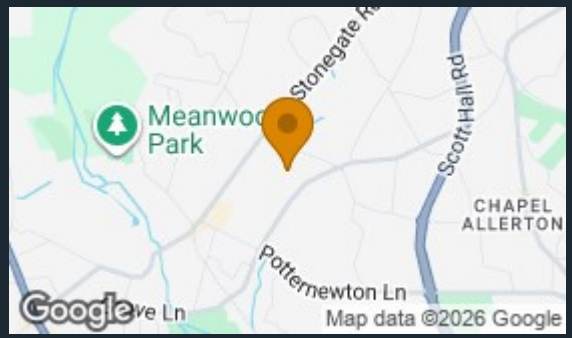
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

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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