




CORNERSTONE

9 Sunset Avenue, Meanwood, Leeds, LS6 4LW



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9 Sunset Avenue

Guide Price £395,000

Introduction

First viewings for the property will take place on Saturday, 30th May 2026, strictly by appointment only.

Cornerstone are delighted to offer for sale this charming three-bedroom semi-detached home situated on a generous corner plot in this highly desirable and well-established part of Meanwood. Offering an exciting blend of character, modern improvements and future potential, this lovely home presents a fantastic opportunity for a wide variety of buyers, particularly growing families and those looking for a property they can continue to enhance. Since purchasing the property, the current owners have sympathetically modernised many aspects of the home while still leaving scope for further improvements, allowing the next owners to place their own stamp on the property if they so desire.

The Location

The property enjoys a superb position at the top of "The Sunset's", one of Meanwood's most popular residential pockets, known for its pleasant surroundings, strong community feel and excellent access to local amenities. Meanwood continues to be one of North Leeds highly sought-after suburbs, offering a wonderful balance between vibrant urban living and beautiful green spaces. Meanwood Park and the Meanwood Valley Trail are only a short walk away and provide miles of scenic woodland walks, open parkland and nature trails, perfect for dog walkers, runners and families alike. Green Road is within easy reach and offers a fantastic range of amenities, including independent cafés, bars, restaurants, shops and the ever-popular Waitrose & Partners. The nearby Northside Retail Park provides further convenience with retailers, including an Aldi Supermarket.

Families continue to be drawn to Meanwood due to its excellent schooling options, including the highly regarded Meanwood Church of England Primary School and Carr Manor Community School. Recreational facilities are also plentiful, with The Hollies, David Lloyd Leisure Centre and various gyms and sports clubs all close by. Transportation links are excellent, with frequent bus services providing direct access into Leeds City Centre, while the Ring Road and surrounding road networks offer convenient commuting routes further afield. Leeds City Centre itself is only a short drive away and offers a wealth of amenities, including highly regarded restaurants, shopping districts such as Victoria Leeds, theatres, bars and excellent rail connections.

The Gardens, Driveway & Garage

Externally, the property occupies an impressive corner plot and benefits from a large driveway accessed through metal gates, leading to a detached garage. The front garden comprises a lawn with established borders, while the generous side garden further enhances the outdoor space on offer with a large lawn. The rear garden accessed through a gate has a pleasant patio seating area, lawn and borders, creating a lovely environment for enjoying the warmer months and entertaining guests.

The Home

The property is accessed through a porch which leads into a commanding hallway. Since purchasing the home, the current owners have transformed this space with stylish neutral décor, a trendy herringbone floor and the addition of a modern bannister, creating a welcoming first impression. Natural light pours through the double-glazed windows, enhancing the bright and airy feel of the space. The hallway provides access to all the principal ground floor rooms, while a staircase rises to the first floor.

The kitchen remains largely unchanged from the previous ownership and offers a range of fitted cupboards, a stainless steel sink, space for an oven, washing machine and freestanding fridge freezer. A useful pantry cupboard continues to provide excellent additional storage space, while a door leads conveniently out onto the driveway.

The sitting room has been altered from its previous open-plan arrangement, with the current owners introducing a stud wall to create a more separate and cosy reception space. Decorated in a bold and vibrant blue tone, this room feels stylish and inviting, while the continuation of the herringbone flooring ties beautifully with the hallway. A commanding bay window to the front elevation allows natural light to flood the room, while the fireplace remains a lovely focal point.

The dining room is another attractive reception space and benefits from exposed timber flooring, which adds character. A double-glazed window overlooks the rear garden, creating a pleasant outlook while offering plenty of natural light.

On the first floor, the landing has again been updated with neutral décor and a modern bannister, continuing the tasteful improvements carried out throughout the home.

The principal bedroom is located at the front of the property and is decorated in modern tones, creating a calm and relaxing environment. A double-glazed window enjoys a pleasant outlook over Meanwood and allows plenty of natural light into the room.

Bedroom two is another spacious double bedroom situated to the rear of the property. Again, decorated in modern tones, this room enjoys a lovely outlook over the rear garden and surrounding greenery.

Bedroom three is currently utilised as a dressing room but could equally function as a child's bedroom, nursery or home office depending on the purchaser's requirements.

One of the standout improvements within the property is undoubtedly the stunning bathroom. The previous separate bathroom and W.C. have been combined to create one impressive and contemporary space. Stylishly presented, the bathroom comprises a freestanding bath, separate shower enclosure with a rainfall shower head, toilet, wall-mounted wash basin and heated towel radiator. The room is partially tiled and complemented beautifully by vivid painted walls, which add a striking splash of colour and personality.

In addition to the cosmetic improvements, the current owners have also introduced gas central heating powered by a combination boiler, carried out a partial rewire and installed a modern RCD electrical fuse board.

Conclusion

To conclude, this is a brilliant home situated in one of Meanwood's most desirable residential locations. The current owners have already carried out significant modernisation works while thoughtfully retaining the property's charm. With generous gardens, a good amount of accommodation and excellent access to everything Meanwood has to offer, we expect this lovely home to be particularly popular.

Important Information

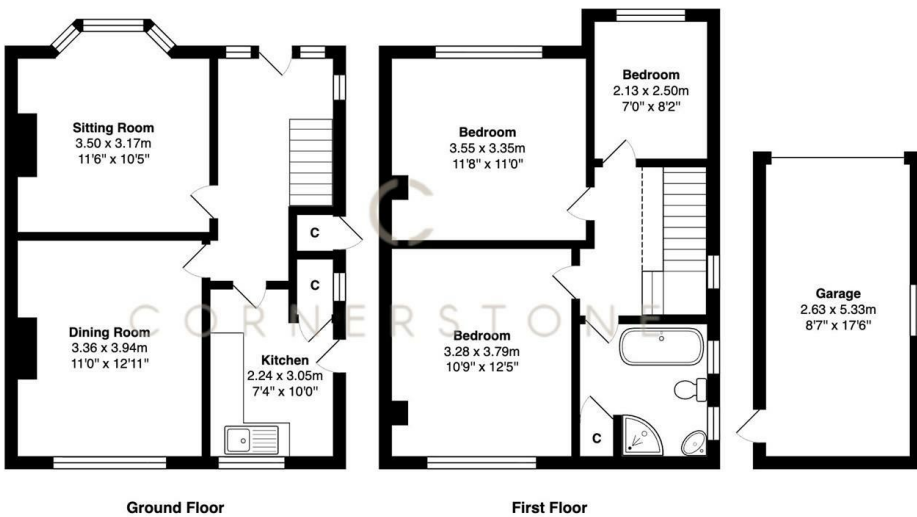
TENURE - Freehold

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 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 £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





Total Area: 100.0 m² ... 1076 ft²
 All measurements are approximate and for display purposes only

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.

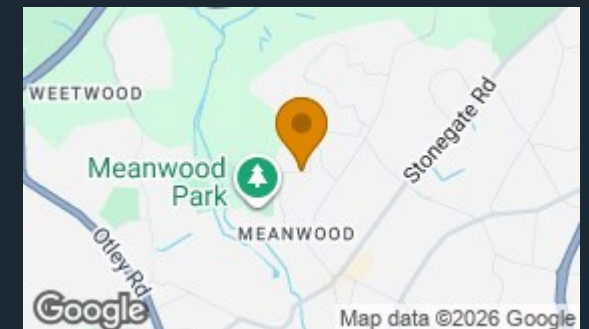
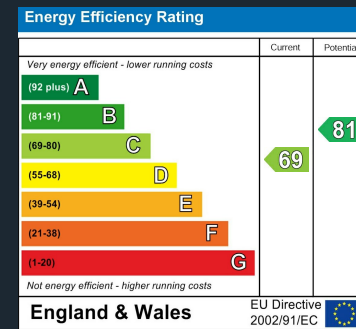
3. Measurements: These approximate room sizes are only intended as general guidance.

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.

Local Authority

Council Tax Band





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