



29 Bentley Grove, Meanwood  
£285,000

NO ONWARD CHAIN - SPACIOUS FOUR BEDROOM END THROUGH TERRACE IN MOVE IN CONDITION - REAR GARDEN - SPACIOUS DINING KITCHEN - CELLAR - ALL BEDROOMS WELL PROPORTIONED

This fantastic end terrace is deceptively spacious. With gas central heating and Upvc double glazing the property briefly comprises: Entrance hallway, living room, fitted, contemporary dining kitchen which has a door out to the rear garden. Cellar. To the first floor is the house bathroom with bath with shower above. The master bedroom is simply huge!! There is one further well proportioned bedroom to the first floor. To the top floor are two further double bedrooms and an en-suite. Located within just minutes walking distance of all Meanwood has to offer this property is a fabulous buy.

#### AREA GUIDE

Meanwood has become a delightful trendy area which is popular with young professionals and families alike. With a large variety of shops from Aldi to Waitrose and lots in between! There are also an array of bars and restaurants within just minutes walk of the property.

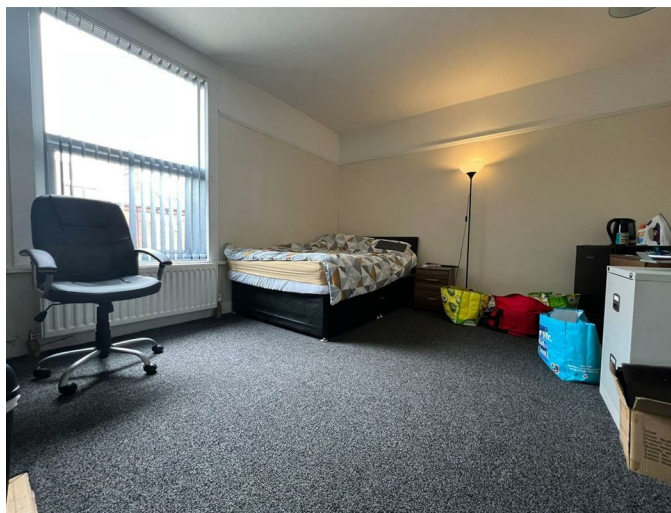
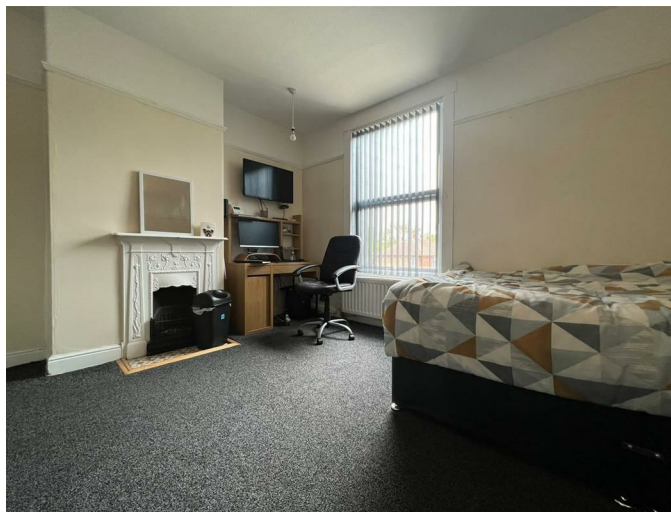


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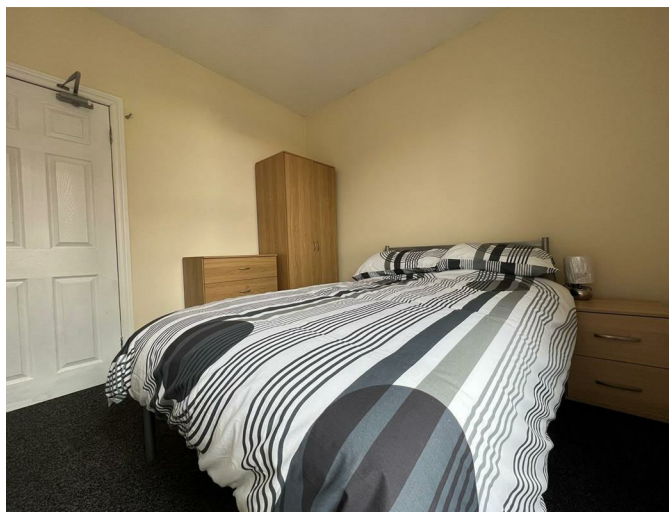


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#### COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460

#### COUNCIL TAX BAND

BAND B

#### EPC

The EPC graph (shown above) has been prepared by an external company on our behalf and is a document wherein we have no responsibility

#### EPC RATING

RATING E

#### TENURE

TBC

## VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am-1pm Saturday. Alternately, please feel free to leave us a voicemail out of hours with your information and we will call you back.

## FIXTURES AND FITTINGS

NONE OF THE SERVICES OR FITTINGS AND EQUIPMENT HAVE BEEN TESTED AND NO WARRANTIES OF ANY KIND CAN BE GIVEN, ACCORDINGLY, PROSPECTIVE PURCHASERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.

THE SELLER DOES NOT INCLUDE IN THE SALE ANY CARPETS, LIGHT FITTINGS, FLOOR COVERINGS, CURTAINS, BLINDS, FURNISHINGS, ELECTRIC/GAS APPLIANCES (WHETHER CONNECTED OR NOT) OR ANY OTHER FIXTURES AND FITTINGS UNLESS EXPRESSLY MENTIONED IN THESE PARTICULARS AS FORMING PART OF THE SALE.

## MEASUREMENTS

MEASUREMENTS: DUE TO THE VARIATIONS AND TOLERANCES IN METRIC AND IMPERIAL MEASUREMENTS. MEASUREMENTS CONTAINED IN THE PARTICULARS MUST NOT BE RELIED UPON FOR ORDERING CARPETS/FURNITURE ETC. THE BOUNDARIES OF THE PROPERTY HAVE NOT BEEN VERIFIED FROM A DEED PLAN; PURCHASERS ARE ADVISED TO MAKE THEIR OWN ENQUIRIES FROM THEIR OWN SOLICITOR BEFORE EXCHANGE OF CONTRACTS.



Total area: approx. 121.4 sq. metres (1306.5 sq. feet)  
 Floor plans are for identification only. All measurements are approximate.  
 Plans produced using Planity.

