



52 Bentley Lane, Meanwood  
£310,000

IMMACULATE FOUR-BEDROOM THROUGH TERRACE WITH FRONT & REAR GARDENS – GAS CH – TURN-KEY CONDITION – LARGE CELLAR OFFERING GREAT POTENTIAL – CENTRAL MEANWOOD LOCATION – DINING KITCHEN WITH BUILT-IN APPLIANCES – LIVING ROOM WITH WOOD BURNER

This immaculately presented through terrace has been thoughtfully modernised while retaining its traditional character, creating a spacious and welcoming home ready for its next owners to simply move in to. Benefiting from gas central heating and uPVC double glazing throughout, the accommodation briefly comprises: a striking entrance hallway that sets the tone on arrival, a generous living room with wood burner and large front-facing window and a substantial cellar with utility area and two rooms (currently used for storage), with the added advantage of direct access to the rear garden. To the first floor is a large master bedroom, tastefully decorated to create a calm and gorgeous space. The second bedroom is a well-proportioned room with built-in wardrobes, ideal as a guest room, nursery or home office. The top floor offers a modern house bathroom with bath with shower over, along with two further spacious double bedrooms. Externally, the recently renovated rear garden provides a clean, fresh space perfect for relaxing and entertaining during the summer months. An internal viewing is highly recommended to fully appreciate the quality, space and finish this home has to offer.

EPC Rating: D

## AREA GUIDE

Meanwood is one of Leeds' most sought-after neighbourhoods, recently recognised as one of the UK's coolest places to live. Popular with professionals and families alike, the area offers an excellent mix of independent shops, cafés and bars alongside well-known retailers including Aldi and Waitrose, all within easy walking distance.

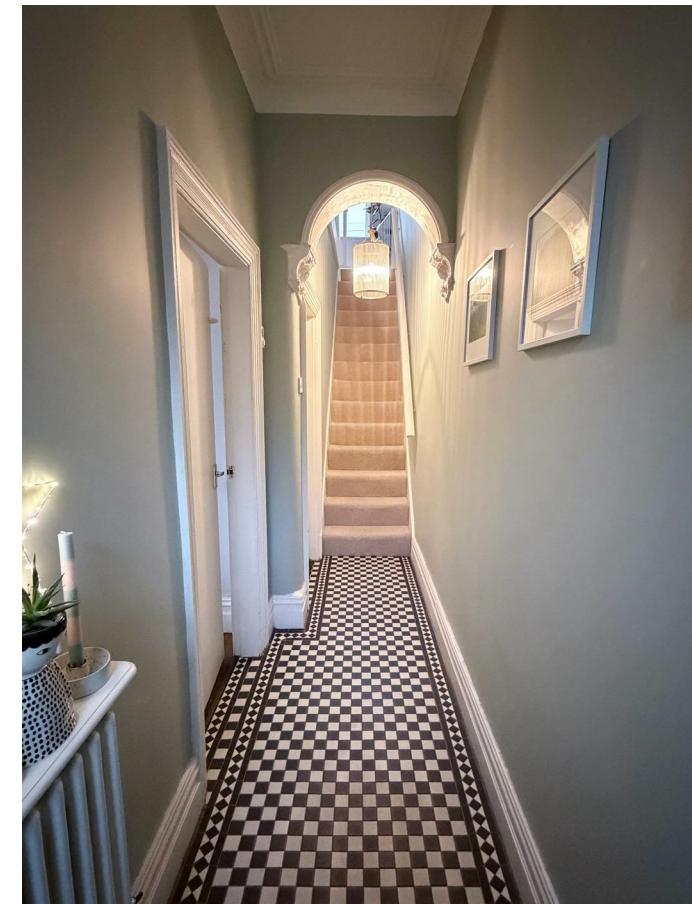


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.

