



15 Chancel Square, Meanwood
£1,250 Per calendar month

ALAN COOKE
SALES & LETTINGS

AVAILABLE EARLY APRIL 2026 - PART FURNISHED - MODERN THROUGHOUT - TWO DOUBLE BEDROOMS - TOWN HOUSE - QUIET COURTYARD LOCATION - PRIVATE REAR GARDEN IDEAL FOR ENTERTAINING - RECENTLY FITTED BATHROOM - GUEST WC

Set within this delightful, leafy courtyard development this property enjoys a peaceful position, yet is just a few minutes walk to the Meanwood amenities. The property has a gas central heating system and double glazing. Briefly comprising: Entrance hall, spacious living room with dining area opening onto private two tier rear garden, modern fitted kitchen with contemporary built in appliances, guest wc. To the first floor is the master bedroom with contemporary built in wardrobes, bedroom two which is also double bedroom enjoys views over the courtyard, stunning, recently fitted house bathroom with walk in cubicle. There is a fully enclosed lawned rear garden as well as a patio which is reached via double doors from the living room. To the front of the property is a maintained delightful courtyard with raised flower beds laid in Yorkshire stone with a feature centrally positioned sundial. A spacious stone archway leads to the car parking spaces. To the rear the property is a very private fully enclosed garden with lawned area. There is a designated parking space with this house as well as ample visitor parking.

AREA GUIDE

Located in a small enclave of houses within this

concealed courtyard of a handful of homes on the Woodlea development, this is a wonderful location. Just a few minutes walking distance to Meanwood which is very desirable to young professionals who still wish to be able to walk to the local bars & restaurants at the weekend. Being ideally located within a short walking distance to Waitrose, Aldi & many amenities that make Meanwood a self contained gem. The property is right next to the woods so peaceful walks are right on the door step.





COUNCIL TAX BAND

RATING 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

C

FLOORPLANS

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Not to scale, and to be used for illustration purposes only

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.

NOT VENDOR CHECKED

Please note this brochure has not been vendor checked and is subject to alteration

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.

