



CORNERSTONE

31 Bentley Grove, Meanwood, Leeds, LS6 4AT



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31 Bentley Grove

Guide Price £299,995

Cornerstone is delighted to offer for sale this spacious three/four-bedroom semi-detached property located in this popular part of Meanwood.

This property is located on a cul-de-sac that is within walking distance of the centre of Meanwood and Headingley. Meanwood's centre boasts a brilliant range of amenities including a Waitrose Home & Food hall, several shops, cafes, bars, pubs, and restaurants.

This property is in need of some modernisation but offers very flexible living accommodation. In circa 2006 the property had a ground floor side extension which comprised a bedroom with a separate walk-in wet room. The original property comprises a hallway, a sitting room, a dining room, and a kitchen.

The first floor benefits from a landing, a principal bedroom, bedroom two, a third bedroom, and a bathroom.

Externally, the property has a gated driveway, a mature and well-stocked front garden, a side garden, and a rear garden. The majority of plot boundaries benefit from being defined by mature and well-tended hedging.

Local amenities are brilliant, the property is a short distance from The Grove Lane Nature Reserve, The Woodhouse Ridge, Meanwood Park, and The Hollies.

The city centre can be accessed easily from this location with a frequent bus service into Leeds.

To conclude a fantastic opportunity to purchase a spacious property in an excellent location of Meanwood at a fair price.

Hallway

You enter the property through a stained glass uPVC front door with a double-glazed window above and to the side. The hallway is neutrally decorated with coving to the ceiling. The hallway has a wood effect floor and leads to the ground-floor bedroom, the staircase to the first floor, the kitchen, the sitting room, and the dining room.

Ground Floor Bedroom

A spacious ground-floor bedroom with a double-glazed window to the front elevation and a wood effect floor. This bedroom leads into a large wet room through double doors. This ground-floor bedroom could also be used as an additional reception room or be potentially remodeled and turned into an open-plan kitchen diner or whatever takes the new owner(s) fancy.

Wet Room

A spacious and partially tiled wet room with an electric shower, wall-mounted wash basin, and a toilet. A frosted double-glazed window allows natural light in.

Kitchen

The kitchen has a tiled floor and comprises a number of lower and upper cupboards with contrasting worktops. The kitchen utilities comprise a stainless steel sink with a drainer that has a double-glazed window above with a view out into the side and the rear garden. The kitchen has space for a fridge, space for a freezer, space for a washing machine, and space for an oven with a hob. The property's boiler is present in the kitchen. A frosted double-glazed uPVC window leads out into the rear garden.

Sitting Room

The sitting room is neutrally decorated with coving to the ceiling and a wood effect floor. A double-glazed bay window exists to the front elevation with a view out over the front garden. A gas fire with a wooden surround is present creating a focal point to this space. A second door connects the dining room.

Dining Room

A spacious neutrally decorated dining room with a double-glazed window to the rear elevation with a view out over the rear garden. The dining room has a wall-mounted fire and built-in cupboards.

Landing

A neutrally decorated landing with a double-glazed window above the staircase. The landing leads to the principal bedroom, bedroom two, bedroom three, and the first-floor bathroom.

Principal Bedroom

A large bedroom that is neutrally decorated with a double-glazed bay window to the front elevation.

Bedroom Two

Again a neutrally decorated bedroom with a double-glazed window to the rear elevation. A handy storage cupboard exists.

Bedroom Three

A neutrally decorated bedroom with a double-glazed window to the front elevation.

First Floor Bathroom

A predominately tiled bathroom that comprises a bath, pedestal wash basin, and a toilet. A frosted double glazed window allows plenty of light in.

Driveway & Front Garden

You enter the driveway through a metal gate. The front garden comprises a number of mature borders/beds. A path leads down the side of the property where there is a side garden. The path leads to the rear garden.

Rear Garden

The rear garden comprises a large patio and a raised border/bed. A gate is present in the rear garden that leads out onto Back Bentley Lane.

Important Information

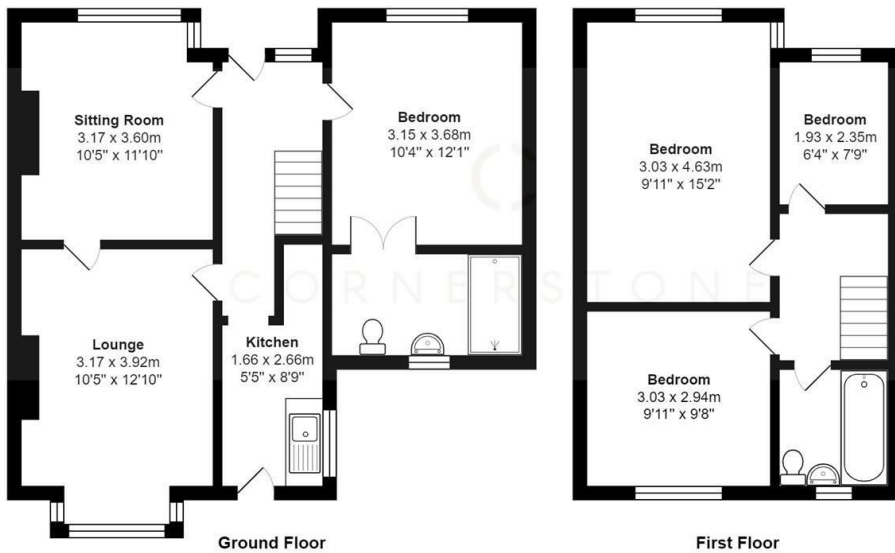
TENURE - FREEHOLD.

Council Tax Band B with an Improvement Indicator.

1. Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - Purchasers will be asked to produce original or certified identification and evidence of address documentation. We carry out an electronic anti-money laundering checks on all buyers. We use a risk-based approach to determine the level of detail we apply when looking at each individual purchaser. Therefore, we may require additional documentation or information. If you conclude a sale subject to contract, you understand we shall carry out electronic anti-money laundering checks. This is not a credit check and will not affect your credit file but may show on your credit search file.

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





Total Area: 93.1 m² ... 1002 ft²
 All measurements are approximate and for display purposes only

where we reasonably can.

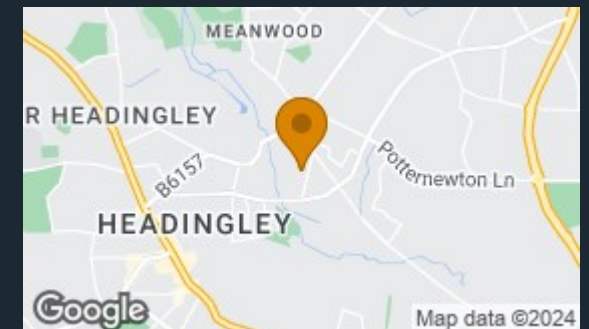
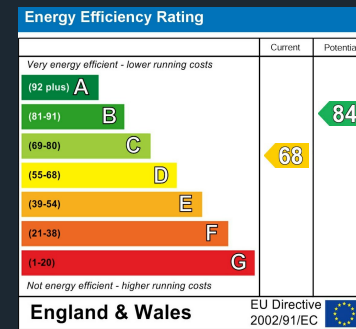
3. Measurements: These approximate room sizes are only intended as general guidance.

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 or tenants. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty about this property.

Local Authority
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Council Tax Band
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