



CORNERSTONE

7 Bentley Parade, Meanwood, Leeds, LS6 4AX







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Guide Price £295,000

First Viewings Saturday 12th July 2025.

A Spacious & Prime Location:

A Fantastic Opportunity - Cornerstone are delighted to present this generously proportioned three/four-bedroom semi-detached property, ideal for a variety of buyers, from investors to young professionals and growing families. With a history as a successful investment property for both the current and previous owners, this home offers a fantastic opportunity in the highly sought-after Meanwood area. Notably extended in approximately 1992, the property benefits from a significant size enhancement, which includes a large kitchen diner and what is now a larger principal bedroom with a walk wardrobe.

Offered with no onward chain, this home is perfect for those looking for a swift move.

Location, Convenience & Lifestyle

Situated just a stones throw from the vibrant heart of Meanwood, this property is in a great position surrounded by a rich variety of amenities. Meanwood is known for a good amount of shops, cafes, bars, pubs, and restaurants, making it an attractive place to reside for those seeking convenience, and a good community.

Key amenities in the area include:

- Waitrose Home and Food Hall: Perfect for all your grocery needs.
- Northside Retail Park: Home to Aldi and other businesses, providing a great selection of shops.
- Local parks and nature reserves: Enjoy the serene surroundings of Grove Lane Nature Reserve, Meanwood Park, and The Hollies—all offering fantastic outdoor spaces for walking, running, and leisure.
- Convenient transport links: Access to Headingley, Chapel Allerton, and Leeds city centre is seamless, ensuring both work and play are within easy reach.

Families will appreciate the excellent local schools, further cementing this location's popularity among families and young professionals alike.

A Spacious, Versatile Home

Internally, the property boasts a large hallway. This leads to the dining room, which has previously served as a bedroom, making this home versatile enough to suit varying needs—whether for a four-bedroom configuration or a spacious traditional three-bedroom layout.

The ground floor includes:

- A spacious sitting room: Perfect for relaxing and entertaining.

- Open-plan kitchen diner: Offering ample space for family meals and gatherings.
- Ground-floor bathroom including a shower: Convenient and practical for family living.

Upstairs, the first floor consists of:

- A landing that connects to three well-proportioned double bedrooms.
- A family bathroom with a bath serves the first floor.

External Features & Parking

The property enjoys both a front and rear garden, providing outdoor space for relaxation or play. Additionally, there is a private driveway offering off-street parking.

A Home for All

Whether you're an investor seeking a prime property in a sought-after location, a young professional looking for easy access to city life, or a growing family in need of space and convenience, this property offers something for everyone. With its ample living space, versatile layout, and proximity to key amenities, this home is sure to appeal to a wide range of buyers.

Don't miss out—contact us today to arrange a viewing and explore this fantastic opportunity!

Important Information

TENURE - FREEHOLD.

No Onward Chain.

Council Tax Band C.

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 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 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.

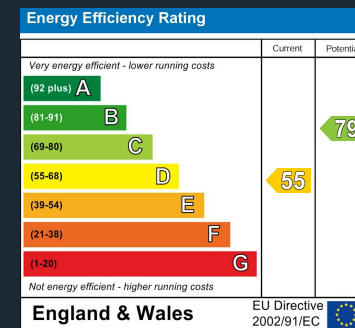


Total Area: 111.4 m² ... 1199 ft²

All measurements are approximate and for display purposes only

Local Authority
Leeds City Council

Council Tax Band
C





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