



CORNERSTONE

5 Cross Bentley Lane, Meanwood, Leeds, LS6 4AS



1 x  | 2 x  | 1 x  | 2 x  | D 





5 Cross Bentley Lane

Guide Price £285,000

Viewings commence Saturday 6th September 2025 – strictly by appointment only. Don't miss your chance to view this lovely home!

Cornerstone are delighted to present for sale this charming two-bedroom semi-detached bungalow, ideally positioned on a highly sought-after cul-de-sac in the heart of Meanwood – just a short stroll from the vibrant centre and all the amenities this popular area has to offer.

The Location:

Tucked away in a peaceful residential spot, yet moments from everything you need – this property enjoys the best of both worlds. Meanwood boasts an array of cafes, bars, restaurants and boutique shops, alongside convenient retailers including Waitrose, Aldi, and a host of others at Northside Retail Park.

Fancy exploring further? Headingley is just a stone's throw away, and Leeds city centre is easily accessible at just around two miles from your doorstep, with excellent public transport links to the city and surrounding areas.

Outdoor Lifestyle:

You're never far from green space, with the picturesque Meanwood Park and The Hollies just a short walk away – perfect for morning strolls, weekend picnics, or walking the dog.

The Property

This lovely bungalow sits on a generous plot, with a block-paved driveway, well-maintained front garden, and a private south-west facing rear garden – ideal for relaxing or entertaining in the sunshine. Accessed via metal gates from Cross Bentley Lane, the front door is located to the side of the property, leading into a neutrally decorated hallway with wood-effect flooring.

Sitting/Dining Room:

A bright and spacious room with a feature fireplace, coving, and a large double-glazed window to the front, flooding the space with natural light.

Kitchen:

Well-equipped with ample wall and base units, contrasting worktops, tiled splashbacks, and integrated oven with four-ring hob and extractor. There's space for a washing machine and fridge freezer, plus a double-glazed window overlooking the front garden. The boiler is also housed here.

Principal Bedroom:

A generous double bedroom, decorated in stylish tones with double-glazed French doors that open directly out into the rear garden – the perfect way to start your day.

Bedroom Two:

Currently used as a dressing room, this second bedroom also enjoys views over the rear garden via a large double-glazed window.

Bathroom:

Partially tiled and comprising a bath with shower over, pedestal wash basin, low-level W.C., and a frosted double-glazed window for privacy.

Outside Space:

Front Garden & Driveway: Gated access to a block-paved driveway providing off-road parking, alongside a lawned garden with boundary wall.

Rear Garden:

Enjoy the south-west facing aspect with an Indian stone patio and a tidy lawn. A timber gate offers side access.

In Summary:

This property offers easy single-level living, a desirable Meanwood location, and a private garden – making it an ideal purchase for downsizers, first-time buyers, or anyone looking to enjoy the charm and convenience of this vibrant neighbourhood.

Early viewing is highly recommended – properties like this rarely stay on the market for long.

First viewings: Saturday 6th September 2025 – by appointment only.

Important Information

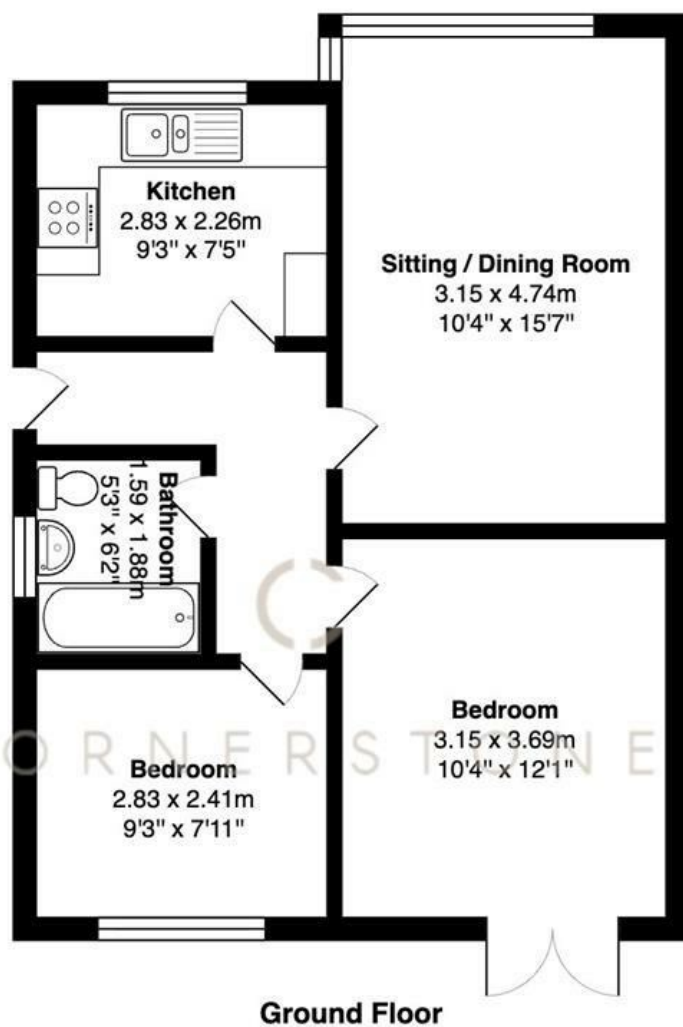
TENURE - FREEHOLD.

Council Tax Band B.

1. In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended), estate agents are legally required to verify the identity of their applicants and understand the source of any funds used in a property transaction. As part of our due diligence process, all purchasers and individuals providing funds (including giftors) will be required to provide: Proof of identity, Proof of address and Evidence of the source of funds. We carry out electronic anti-money laundering (AML) checks on all buyers and giftors. A non-refundable fee of £36.00 (including VAT) will be charged per individual to cover the cost of these checks. We apply a risk-based approach in line with regulatory requirements. This means the level of information and documentation we request may vary. In some cases, additional evidence may be required to meet our obligations under the regulations. All requested documentation must be provided in full for us to proceed with the transaction. Failure to comply may result in delays or the inability to continue with the process. Please note: Where we have knowledge or suspicion that a transaction involves criminal property or money laundering, we are legally required to make a report to the National Crime Agency (NCA).

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.





Total Area: 49.6 m² ... 533 ft²

All measurements are approximate and for display purposes only

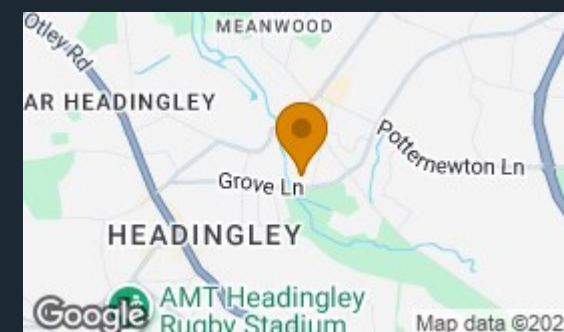
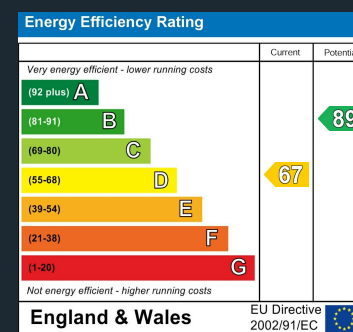
3. Measurements: These approximate room sizes are only intended as general guidance.

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

Local Authority
Leeds City Council

Council Tax Band
B





Cornerstone Sales
13 Stonegate Road
Leeds
West Yorkshire
LS6 4HZ



Contact
0113 2745360
office@cornerstoneleeds.co.uk
www.cornerstoneleeds.co.uk