



CORNERSTONE

88 Bentley Lane, Meanwood, Leeds, LS6 4AJ



1 x  | 4 x  | 1 x  | 2 x  | E 





88 Bentley Lane

Guide Price £300,000

The first viewings are on Saturday, 25th October 2025, by appointment only.

Cornerstone are delighted to present this no onward chain, beautifully maintained, character rich through-terrace, ideally located just a short stroll from the heart of Meanwood.

This elegant and generously proportioned Victorian residence seamlessly combines period charm with modern living. Boasting four spacious bedrooms with accommodation set across four floors, this property has an abundance of natural light, original architectural features, coupled with some stylish interior design throughout.

Set on a pleasant residential street, this property is perfectly placed to enjoy all that vibrant Meanwood and Headingley have to offer.

Within walking distance, you will find a Waitrose Home & Food Hall, ideal for premium groceries and homeware, an Aldi at the Northside Retail Park, offering everyday essentials, an excellent selection of independent cafés, artisan bakeries, stylish bars, restaurants, a number of traditional pubs and gastro venues and many shopping opportunities.

For outdoor lovers, this home is within easy reach of the Grove Lane Nature Reserve, the tranquil Meanwood Park, and the scenic woodlands of The Hollies, perfect for weekend walks or morning jogs.

Neighbouring hotspots such as Chapel Allerton and Headingley are just minutes away, while Leeds city centre is easily accessible by car, bus, or even by bike, making this property ideal for both professionals and families.

This substantial property has been thoughtfully maintained and updated over the years while retaining plenty of period integrity, think high ceilings, deep skirtings, a lovely feature fireplace, and a beautiful timber framed sash bay window.

This home offers flexible living space over four levels, including the cellar, making it perfect for growing families, professionals or those who need a dedicated work from home space.

This is a great opportunity to acquire a beautifully presented four-bedroom Victorian home in one of the city's sought-after suburbs. With character, space, style, and convenience, this property is sure to appeal to a wide range of buyers, from professionals to young families.

Hallway

You enter 88 Bentley Lane through a pristine green timber front door into a neutrally decorated hallway with a high ceiling and a gorgeous stripped timber floor. The high ceiling features coving and an ornate archway which leads towards the open plan kitchen diner, and the staircase to the first floor. The hallway also leads to the lounge.

Lounge

A beautifully decorated lounge with a high ceiling, coving and a picture rail. Again, the floor is stripped timber, and a beautiful bay with timber sash windows exists to the front elevation, with a view over the front garden while allowing light to pour in. A stunning feature fireplace exists with a tiled hearth (we believe the tiles to be original).

Open Plan Kitchen Diner

A lovely spacious room that features a good amount of cupboard space with contrasting worktops. The kitchen benefits from a stainless steel sink that has a large double glazed window above with a view of the rear garden. There is space for a dishwasher and space for a free-standing oven. The property's boiler is also located in this room. A timber door opens to lead out and down into the rear garden, and a staircase through a third door leads to a landing with steps that lead down to the cellar.

Cellar

A spacious cellar that offers plenty of space for storage. The cellar has a sink with a stone worktop and space for a plumbed in washing machine. A double glazed frosted window allows natural light to pour in, and a timber door leads out and up to the rear garden.

First Floor Landing

A spacious and neutrally decorated landing that leads to the principal bedroom, double bedroom two, bathroom and a further staircase to the second (top) floor.

Principal Bedroom

A spacious bedroom that is decorated in a trendy tone with a large double glazed window to the front elevation that has a lovely view out with the leafy Woodhouse Ridge as the backdrop.

Double Bedroom Two

A neutrally decorated, good sized double bedroom with a double glazed window to the rear elevation.

Bathroom

A stylishly decorated bathroom that comprises a bath with an electric shower above, a pedestal wash basin and a toilet. A frosted double-glazed window allows natural light in.

Second Floor Landing

A naturally decorated landing that leads to two spacious bedrooms.

Bedroom Three

A neutrally decorated bedroom with a large skylight window that allows light to pour in.

Bedroom Four

A neutrally decorated fourth bedroom again with a large skylight window that allows light to pour in.

Front Garden

A metal gate opens from Bentley Lane and welcomes you to a lovely gravelled front garden with two planted borders. A path leads to the front door.

Rear Garden

A well-presented rear garden that is gravelled for ease of maintenance. It is a perfect place to put pots and a table with chairs to enjoy some fresh air. You can access the open plan kitchen, diner and the cellar with ease from the rear garden.

Important Information

TENURE - Freehold

No onward chain.

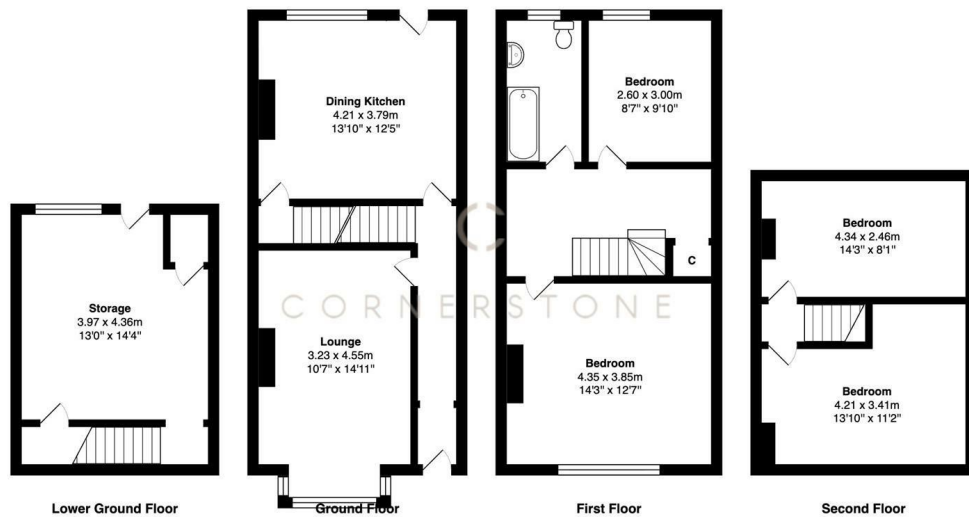
Council Tax Band C.

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: 129.5 m² ... 1394 ft²
 All measurements are approximate and for display purposes only

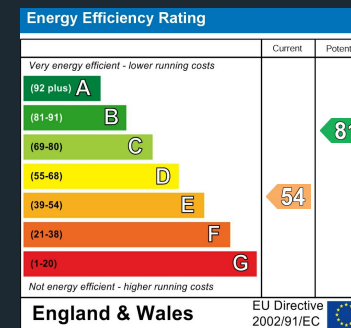
3. Measurements: These approximate room sizes are only intended as general guidance.

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
 C





Cornerstone Sales
13 Stonegate Road
Leeds
West Yorkshire
LS6 4HZ

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