



22 PARKLAND CRESCENT

LEEDS, LS6 4PR

£465,000
FREEHOLD

Attention growing families! Modern three-bedroom semi-detached in sought-after Meanwood. Stylish interiors, excellent school catchment, close to shops and transport, with a private garden for outdoor living.

MONROE

SELLERS OF THE FINEST HOMES

22 PARKLAND CRESCENT

- Ideal Family Home • Private Gardens • Ample off street parking • Cul De Sac • Close to local amenities • Modern Finish • Fantastic School Catchment • Flooded with Natural Light • 1319 SQFT • Quiet Location



Parkland Crescent

Monroe is please to present to the market, this family home situated in a sought-after Meanwood location, this beautifully presented three-bedroom semi-detached home offers the perfect blend of modern style and family-friendly living. Finished to a high standard throughout, the property features a light-filled living space, a contemporary kitchen, and well-proportioned bedrooms – ideal for a growing family.

The home is positioned within an excellent school catchment area, making it a fantastic choice for those with children, and is just moments away from a range of local amenities, including shops, cafés, and transport links. Outside, a private garden provides the perfect spot for relaxing or entertaining in the warmer months.

With its prime location, modern finish, and practical layout, this home is ready to move into and enjoy.

Environs

Located between Headingley, Meanwood and Weetwood. Waitrose, Sainsbury's, shopping parades, bars and restaurants and a cinema are all within walking distance. The property is also perfectly situated for access to the beautiful Meanwood Park (there is a direct footpath alongside the cul-de-sac opposite) and the Hollies. There are regular transport links to Leeds City Centre via the A660, or alternatively Meanwood Road.

SERVICES

We are advised that the property has mains water, electricity, drainage and gas.

LOCAL AUTHORITY

Leeds City Council

TENURE

We are advised that the property is Freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the exclusive selling agent Monroe Estate Agents

22 PARKLAND CRESCENT





22 PARKLAND CRESCENT

ADDITIONAL INFORMATION

Local Authority – Leeds City

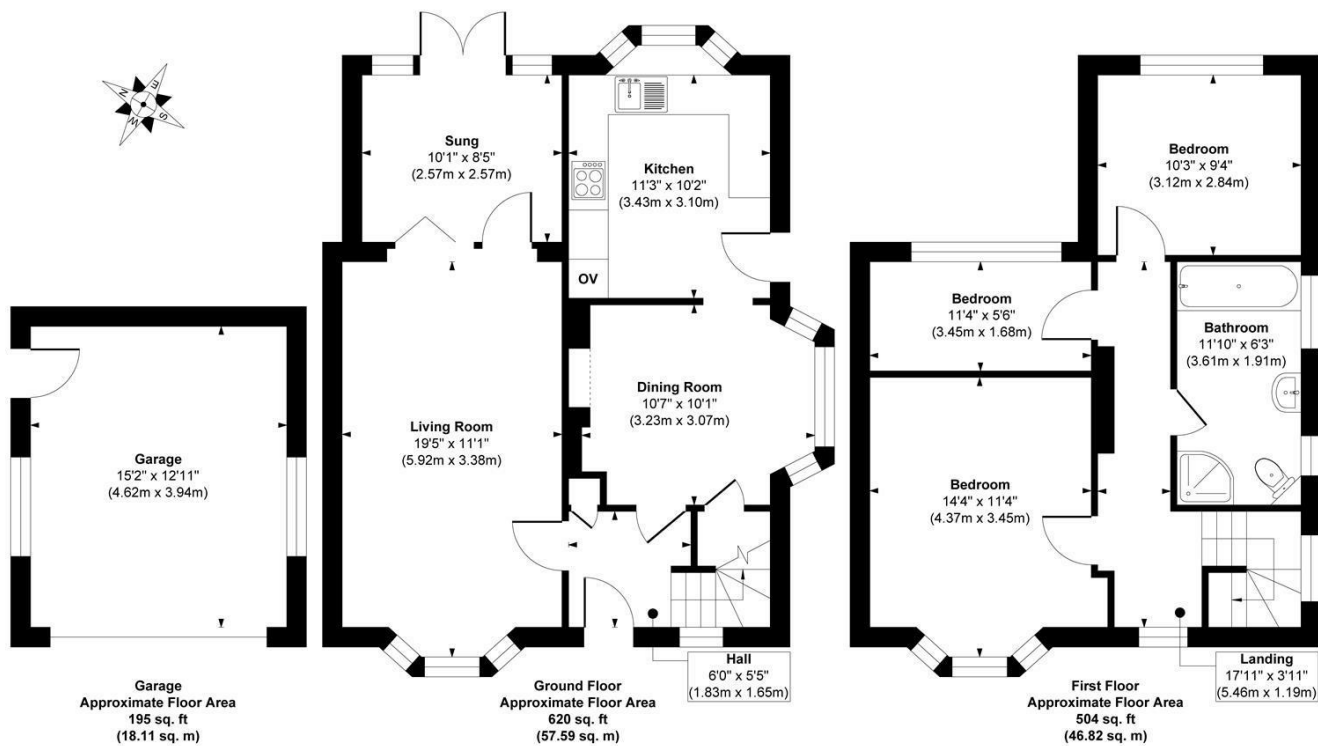
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 1319.00 sq ft

Tenure – Freehold

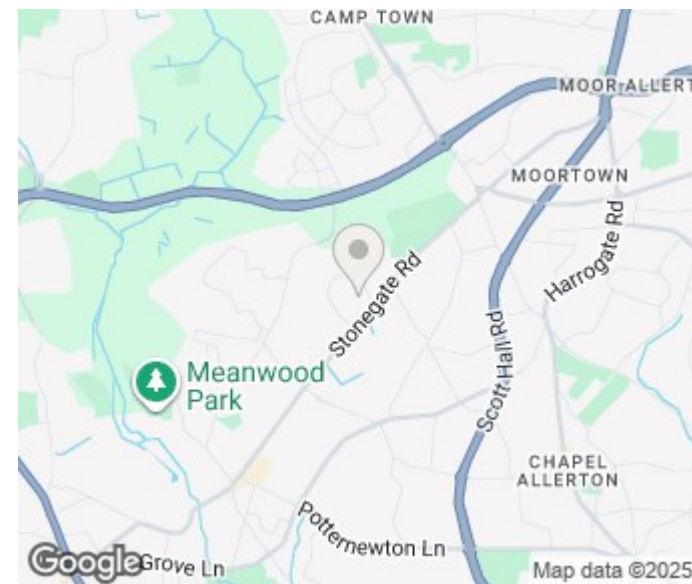




Approx. Gross Internal Floor Area 1319 sq. ft / 122.52 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Copyright © Show Home.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Alwoodley Sales
716 King Lane Alwoodley
Leeds
West Yorkshire
LS17 7BA

0113 870 4443
hello@monroeestateagents.com
www.monroeestateagents.com

MONROE

SELLERS OF THE FINEST HOMES