



MEYNELL ROAD
LEEDS, LS15 9AQ

£275,000

Do you want a cosy cottage full of character and charm?

MONROE

SELLERS OF THE FINEST HOMES

MEYNELL ROAD

- Cottage • Charming • Off Street
- Parking • 670 Sqft • Log Burner • Great
- location • Travel Links • Amenities Close By



Monroe is excited to present this stunning two-bedroom cottage that is full of character and charm. It features a beautiful spiral staircase, a log burner, and parking.

This charming cottage features a cosy lounge with a log burner and an inviting spiral staircase. The kitchen is equipped with a Belfast sink and provides ample space for a dining table, making it perfect for entertaining.

The first floor features a double bedroom, a single/office and house bathroom.

The rear garden features a split-level design with decking and off-street parking.

Don't miss the opportunity to see this charming cottage!

ENVIRONS

Jasmine Cottage is located in the historic village of Colton, an ideal setting for those seeking a tranquil village lifestyle while still enjoying convenient access to local amenities and excellent transport links. This popular area is just minutes away from the M1 and A1 motorways and offers a variety of amenities and attractions, including Temple Newsam House, its grounds, and golf course. There are schools for all ages, local parks, and a great selection of shopping and dining

options, including The Springs at Thorpe Park.

REASONS TO BUY

- Semi-Detached Cottage
- Superb Amenities Nearby
- Two Bedrooms
- Off-Street Parking
- Garden

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

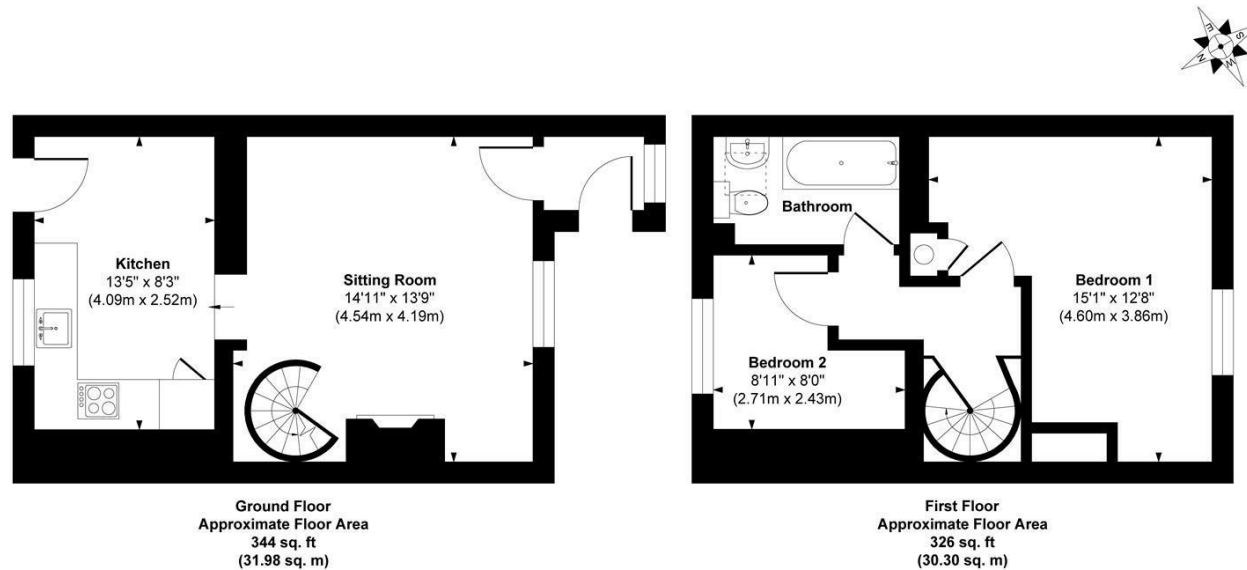
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

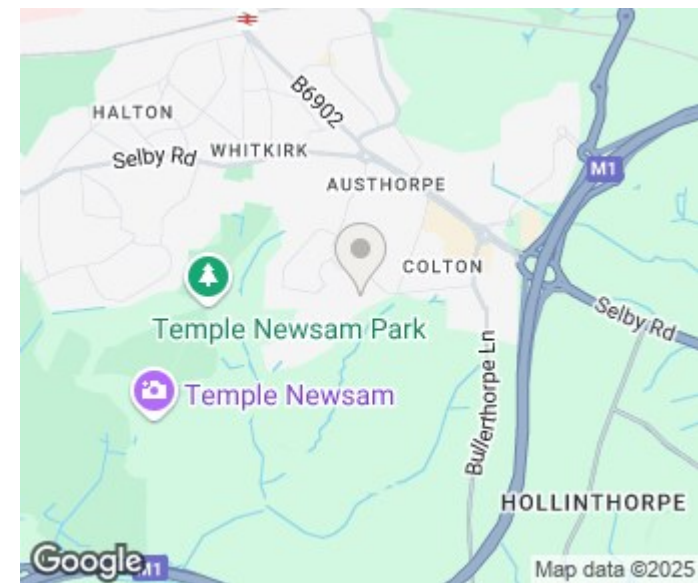
Strictly through the selling agent - Monroe Estate Agents.

MEYNELL ROAD





Approx. Gross Internal Floor Area 670 sq. ft / 62.28 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		65
(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

Boston Spa Sales
 181a, High Street Boston Spa
 Wetherby
 LS23 6AA

01937 534755
 bostonspa@monroeestateagents.com
 www.monroeestateagents.com

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