



11 Cross Bentley Lane, Meanwood  
£255,000

**ALAN COOKE**  
SALES & LETTINGS

NO CHAIN - PRIVATE SOUTH WEST FACING GARDEN - QUIET CUL DE SAC LOCATION - FITTED KITCHEN - WELL PROPORTIONED LIVING ROOM - TWO BEDROOMS - BATHROOM WITH WALK IN SHOWER CUBICLE & WHITE SUITE - GAS COMBI CH BOILER

Situated in this quiet location just a few minutes' walk from the bustling Meanwood centre the property couldn't be more ideally located. With a gas combi central heating system and Upvc double glazing the property briefly comprises: Fitted kitchen which is spacious with plenty of storage. Spacious living room, master bedroom with built in wardrobes and beautiful outlook over the garden, second bedroom/dining room. Bathroom with white suite with walk in shower cubicle, wc and basin. To the front of the property there is off street parking and a pleasant, planted garden, to the rear is an incredibly private, South West facing garden. This lovely home won't be around for long! EPC RATING TBC

### AREA GUIDE

Well situated in this quiet cul de sac location and yet right in the centre of Meanwood, the property has an array of public transport links to choose from on the door step to Leeds city centre and surrounding areas as well as just a short walk to Headingley with it's many amenities Meanwood is literally on the door step of this superb property! Meanwood has become a delightful trendy area which is popular with young professionals and families alike. With a large variety of shops from Aldi to Waitrose and lots in between!

There are also an array of bars and restaurants within just minutes walk.



### COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460

### COUNCIL TAX BAND

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### EPC

The EPC graph (shown above) has been prepared by an external company on our behalf and is a document wherein we have no responsibility

### EPC RATING

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### FIXTURES AND FITTINGS

NONE OF THE SERVICES OR FITTINGS AND EQUIPMENT HAVE BEEN TESTED AND NO WARRANTIES OF ANY KIND CAN BE GIVEN, ACCORDINGLY, PROSPECTIVE PURCHASERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.

THE SELLER DOES NOT INCLUDE IN THE SALE ANY CARPETS, LIGHT FITTINGS, FLOOR COVERINGS, CURTAINS, BLINDS, FURNISHINGS, ELECTRIC/GAS APPLIANCES (WHETHER CONNECTED OR NOT) OR ANY OTHER FIXTURES AND FITTINGS UNLESS EXPRESSLY MENTIONED IN THESE PARTICULARS AS FORMING PART OF THE SALE.

### FLOORPLANS

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Not to scale, and to be used for illustration purposes only

### MEASUREMENTS

MEASUREMENTS: DUE TO THE VARIATIONS AND TOLERANCES IN METRIC AND IMPERIAL MEASUREMENTS. MEASUREMENTS CONTAINED IN THE PARTICULARS MUST NOT BE RELIED UPON FOR

ORDERING CARPETS/FURNITURE ETC.THE BOUNDARIES OF THE PROPERTY HAVE NOT BEEN VERIFIED FROM A DEED PLAN; PURCHASERS ARE ADVISED TO MAKE THEIR OWN ENQUIRIES FROM THEIR OWN SOLICITOR BEFORE EXCHANGE OF CONTRACTS.

### MOBILE SIGNAL/BROADBAND COVERAGE

PLEASE CLICK ON THE FOLLOWING LINK TO ASSESS COVERAGE FOR THIS PROPERTY

<https://checker.ofcom.org.uk/>

### PARKING

The parking at the property is a driveway

### PROPERTY CONSTRUCTION

The property is standard construction

### SEWERAGE

THE PROPERTY IS MAINS CONNECTED

### TENURE

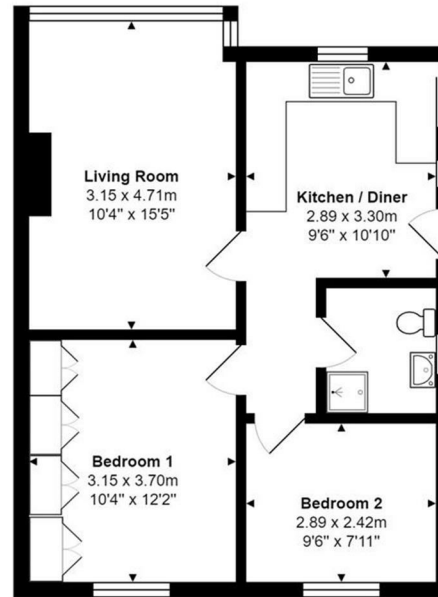
Freehold

### VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am-1pm Saturday. Alternately, please feel free to leave us a voicemail out of hours with your information and we will call you back.

### WATER METER

There is/is not a water meter in the property



Total Area: 51.1 m<sup>2</sup> ... 550 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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	

85  
61

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	