



5 Woodlea Park, Meanwood
£1,500 Per calendar month

AVAILABLE START JULY 2025 - FOUR BEDROOM - TWO BATHROOM - DETACHED HOUSE - FABULOUS, LARGE GARDEN - RECENTLY FITTED CARPETS AND FLOORING THROUGHOUT - RECENTLY DECORATED - UTILITY - DOWNSTAIRS WC - FITTED WARDROBES – QUIET ENCLAVE OF JUST FOUR HOUSES

This fantastic four bedroom, two bathroom detached has gas central heating and double glazing. The property is ready to move into and has the most stunning, peaceful rear garden which is a real sun trap and a fabulous size. Briefly comprising: Entrance porch, entrance hallway, living room, dining room, fitted kitchen with white goods, downstairs wc, utility, bedroom four. To the first floor the master bedroom and second bedroom both have built in wardrobes, the master also has the added benefit of an en-suite. The third bedroom has shelving. To the front of the property is a driveway offering off street parking. To the rear is a fully enclosed garden with a dining patio and a mature lawned and stocked garden which has been thoughtfully planted and cared for by the current owners - An internal viewing is essential

AREA GUIDE

Nestled at the top of development, this property has the added advantage of being located within just a minute's walking distance to the park The Woodlea development has long since proved a popular location with professionals and families offering access to a lovely onsite playground, there is also the bridal path which has access into Meanwood Park and onto

The Hollies for fantastic walks all year round. The Woodlea development is also within the catchment area for excellent local primary and high schools. David Lloyd sports and leisure centre is just a short walk away as offers easy access to the commercial heart of Leeds City and Leeds outer Ring Road.



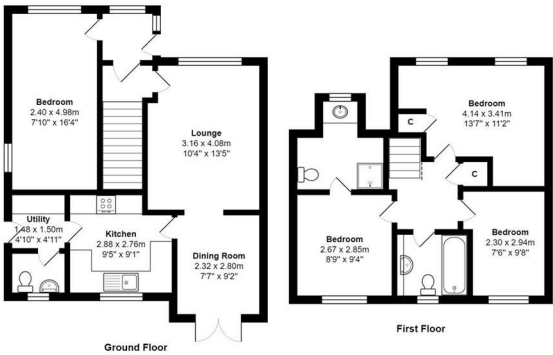
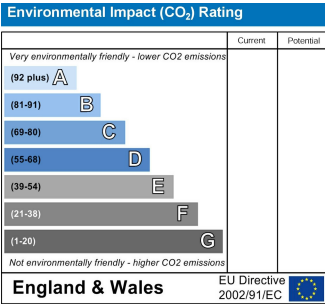
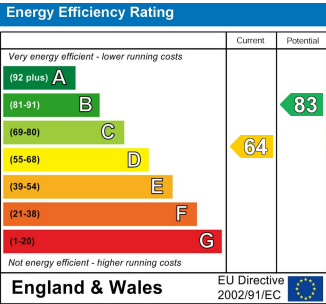
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Total Area: 93.0 m² ... 1001 ft²
All measurements are approximate and for display purposes only