



4 Potternewton Mount, Meanwood
£1,075 Per calendar month

AVAILABLE MID DECEMBER 2025 - TWO BEDROOM
FIRST FLOOR APARTMENT - CONVENIENT LOCATION
WITHIN WALKING DISTANCE TO MEANWOOD &
CHAPEL ALLERTON - OPEN PLAN LIVING/DINING
KITCHEN WITH INTEGRATED APPLIANCES - BATHROOM
WITH BATH AND SHOWER - DESIGNATED PARKING

Situated on the first floor and accessed via entry
phone the property has electric heating. Briefly
comprising: Entrance hall, master bedroom, open plan
living/dining/kitchen which is a spacious bright area.
Second bedroom, house bathroom with shower and
bath. Outside the property there is designated
parking and mature planted communal grounds -
INTERNAL VIEWING RECOMMENDED - EPC RATING B

AREA GUIDE

This wonderful home is just minutes walking distance
of Meanwood and its vibrant centre with bars,
restaurants, shops, many beautiful woodland walks as
well as David Lloyd gym and Moor Allerton shopping
centre. Situated just a couple of minutes walk away
from buses which run to Leeds centre and many other
areas. The property is within the catchment area for
many desirable primary and secondary schools.



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COUNCIL TAX BAND

BAND B

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

RATING B

MOBILE SIGNAL/BROADBAND COVERAGE

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

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

PROPERTY CONSTRUCTION

The property is standard construction

WATER METER

There is not a water meter in the property

PARKING

The parking at the property is designated

SEWERAGE

THE PROPERTY IS MAINS CONNECTED

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.

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.

NOT VENDOR CHECKED

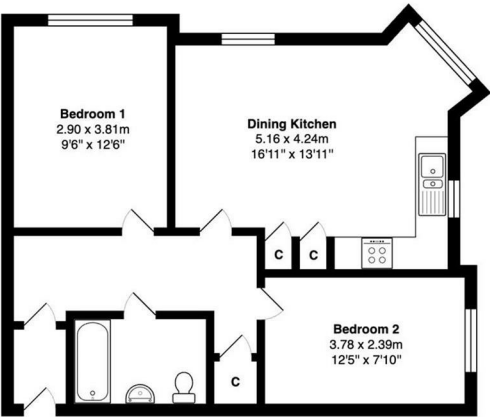
Please note this brochure has not been vendor checked and is subject to alteration

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.

COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460



First Floor

Total Area: 57.1 m² ... 614 ft²

All measurements are approximate and for display purposes only

