

HUNTERS[®]

HERE TO GET *you* THERE



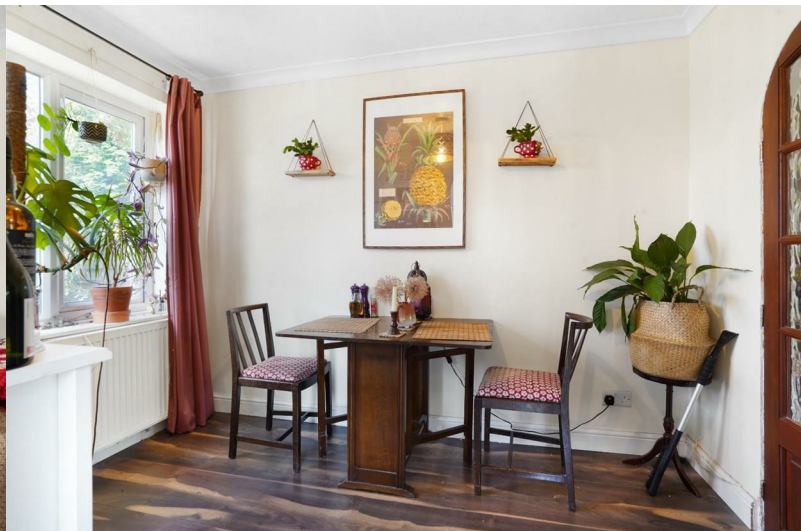
Bentley Lane

Meanwood, Leeds, LS6 4AJ

Asking Price £280,000



Council Tax: B



30 Bentley Lane

Meanwood, Leeds, LS6 4AJ

Asking Price £280,000



Entrance Hall

12'9" (max) - 4'6" (max) (3.89m (max) - 1.37m (max))

Radiator and stairs to the upper level.

Lounge

16'0" (max) - 11'9" (max) (4.88m (max) - 3.58m (max))

Radiator and feature double doors to the dining room.

Dining Room

10'0" (max) - 7'9" (max) (3.05m (max) - 2.36m (max))

Radiator.

Kitchen

10'0" (max) - 7'6" (max) (3.05m (max) - 2.29m (max))

Stainless steel sink with drainer, boiler, tiled splash back, door to the side garden and a range of wall and base units.

Store Room

4'6" (max) - 3'0" (max) (1.37m (max) - 0.91m (max))

Landing

11'0" (max) - 6'0" (max) (3.35m (max) - 1.83m (max))

Stairs to the lower level.

Master Bedroom

13'9" (max) - 8'9" (max) (4.19m (max) - 2.67m (max))

Radiator.

Bedroom Two

12'3" (max) - 8'9" (max) (3.73m (max) - 2.67m (max))

Store room and radiator.

Bedroom Three

8'3" (max) - 6'0" (max) (2.51m (max) - 1.83m (max))

Radiator.

Bathroom

6'9" (max) - 6'0" (max) (2.06m (max) - 1.83m (max))

Front Gardens

Grassed lawns, flower beds, plants, trees, and shrubs. Gated walk way to the front door.

Driveway

With parking for one vehicle and leading to one of the garages.

Garages

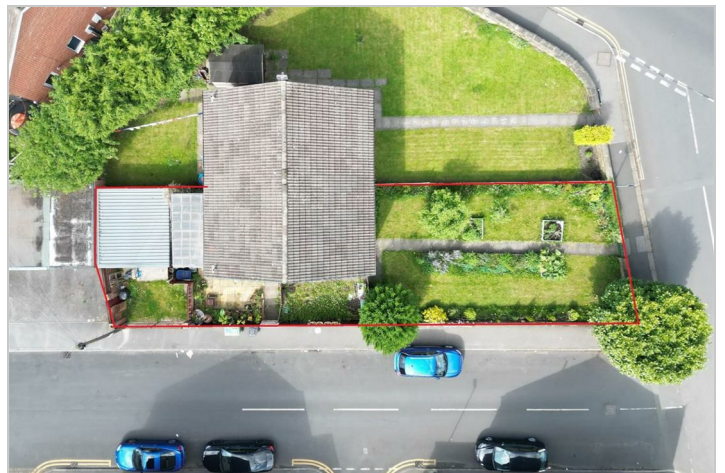
There are two garages.

Rear Garden

Covered patio and gates to the side.

SUPERB FIRST TIME BUYER OPPORTUNITY – GREAT FAMILY HOME – MASSIVE EXTENSION POTENTIAL SUBJECT TO PLANNING PERMISSION – SEMI-DETACHED HOUSE – THREE BEDROOMS – EXCELLENT WIDE PLOT – TWO GARAGES – GARDENS TO ALL SIDES – DRIVEWAY – NO CHAIN

A great opportunity for first time buyers, growing families or anyone looking for well appointed space, is this three bedroom semi-detached house, has huge potential to extend subject to appropriate planning consents. Located in the heart of Meanwood, the property is close to schools, shops, bars, cafes, restaurants, parks, pubs and transport links to name just some of the great amenities close by. There are two garages, a driveway and gardens to three sides externally. Internally it briefly comprises; entrance hall, lounge, dining room, kitchen and store room on the ground floor. On the first floor there are three bedrooms, landing and bathroom. Energy Rating - TBC



Road Map



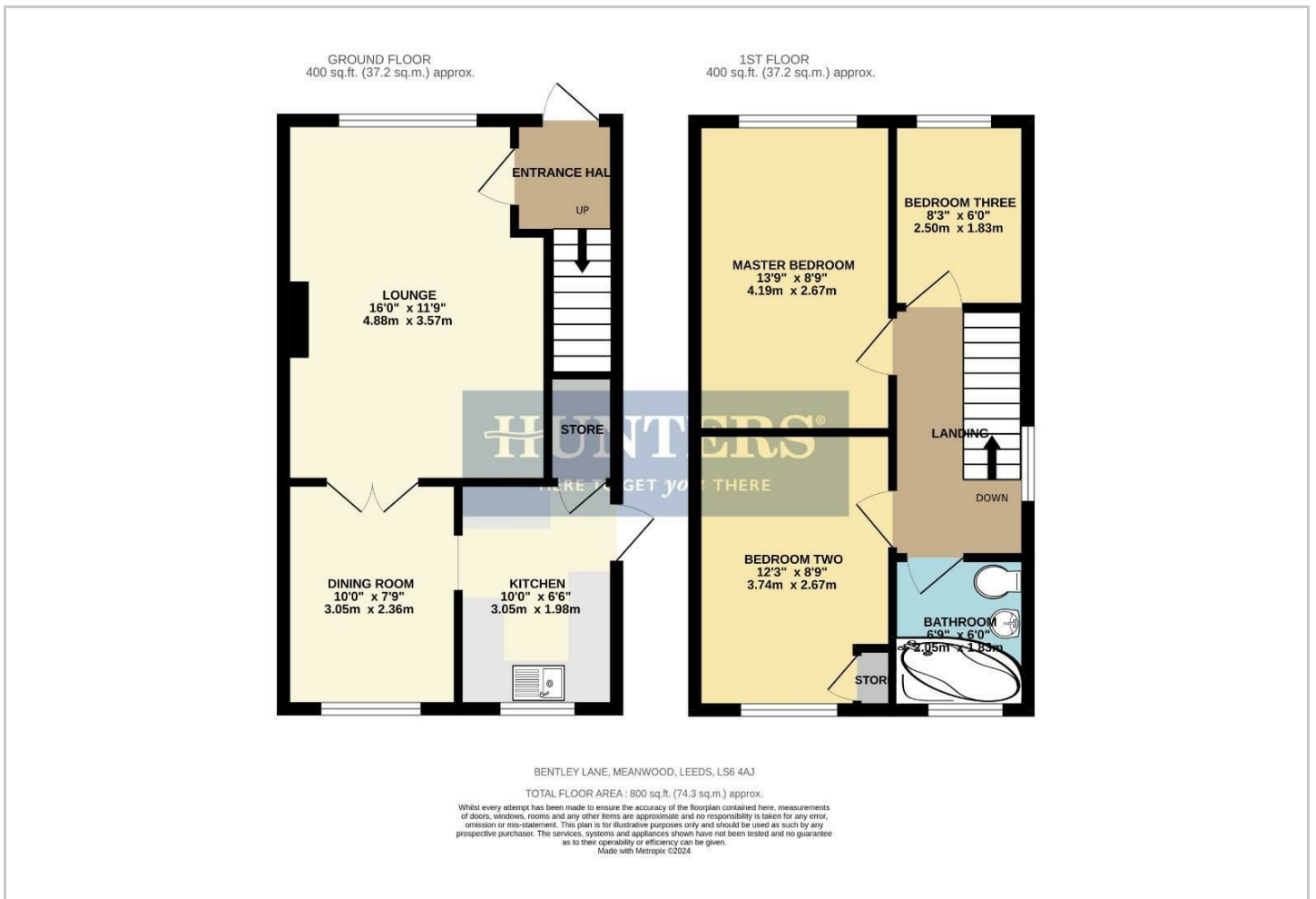
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Hunters North Leeds Office on 0113 268 0242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.