

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Monk Bridge Terrace

Meanwood, Leeds, LS6 4HW

Asking Price £330,000

 4  1  2  TBC

Council Tax: B



# 12 Monk Bridge Terrace

Meanwood, Leeds, LS6 4HW

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## Entrance Hall

8'3" (max) - 3'9" (max) (2.51m (max) - 1.14m (max))  
Stairs to the upper level.

## Lounge

14'6" (max) - 11'3" (max) (4.42m (max) - 3.43m (max))  
Radiator, dual aspect windows and wood burning stove with surround.

## Kitchen Dining Room

14'6" (max) - 8'3" (max) (4.42m (max) - 2.51m (max))  
Stainless steel sink with drainer, hob with extractor over, fan oven and a range of wall and base units.

## Stairs to the Basement

5'3" (max) - 3'0" (max) (1.60m (max) - 0.91m (max))  
Stairs to the lower level.

## Basement Room One

14'6" (max) - 13'6" (max) (4.42m (max) - 4.11m (max))  
Radiator and double doors to the rear garden.

## Basement Room Two

14'6" (max) - 8'3" (max) (4.42m (max) - 2.51m (max))  
Radiator.

## First Floor Landing

11'6" (max) - 6'0" (max) (3.51m (max) - 1.83m (max))  
Stairs to the upper and lower level.

## Master Bedroom

14'6" (max) - 8'3" (max) (4.42m (max) - 2.51m (max))  
Radiator.

## Bedroom Two

12'3" (max) - 9'9" (max) (3.73m (max) - 2.97m (max))  
Radiator and built in wardrobes.

## House Bathroom

8'6" (max) - 5'0" (max) (2.59m (max) - 1.52m (max))  
Fully tiled walls and floor, bath with shower over, wash hand basin, radiator and w/c.

## Second Floor Landing

9'9" (max) - 3'0" (max) (2.97m (max) - 0.91m (max))  
Stairs to the lower level.

## Bedroom Three

11'3" (max) - 10'9" (max) (3.43m (max) - 3.28m (max))  
Radiator.

## Bedroom Four

10'9" (max) - 8'3" (max) (3.28m (max) - 2.51m (max))  
Radiator.

## Gardens

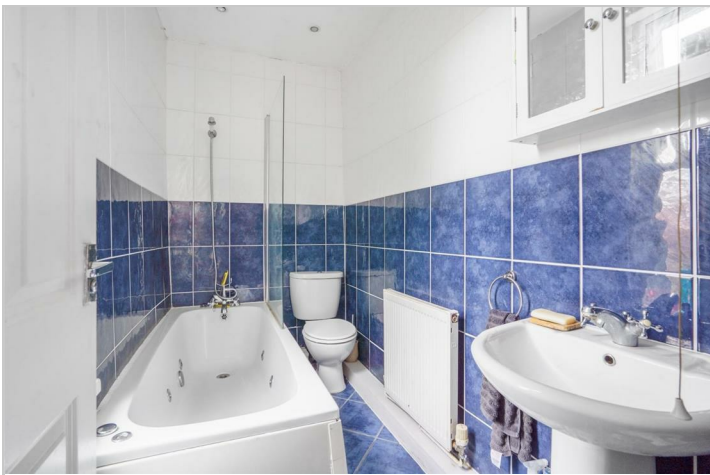
Grassed lawns, patio area, plants, bushes, flowerbeds and trees.

## Disclaimer

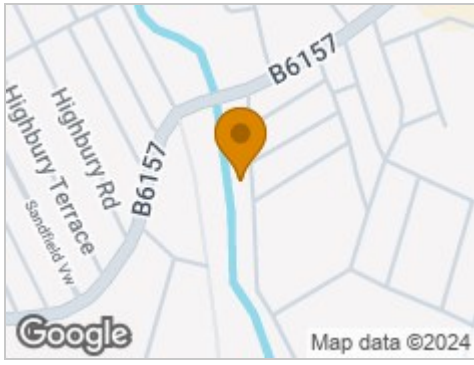
The property details have not been approved by the vendor.

FANTASTIC FIRST TIME BUYER OPPORTUNITY – GREAT FAMILY HOME – FOUR DOUBLE BEDROOMS – FULL BASEMENT WITH GREAT POTENTIAL – GARDENS TO THE REAR – GARDEN ACCESS FROM THE BASEMENT – DELIGHTFUL WATER VIEWS – MEANWOOD – NO CHAIN

A great opportunity for first time buyers or anyone looking for space to grow into is this four bedroom semi-detached family home with great potential to create great living space in the basement. Located in the heart of Meanwood, the property is close to schools, parks, bars, cafes, restaurants, shops, pubs and transport links to name some of the great amenities close by. There are gardens to the rear with, ample parking on the street and a stream at the bottom of the garden providing lovely views, externally. Internally, it briefly comprises; entrance hall, lounge and kitchen dining room on the ground floor. On the first floor there are two bedrooms, house bathroom and landing. On the top floor there are two further bedrooms. There is also a full basement with two head height rooms and garden access. Energy Rating - TBC



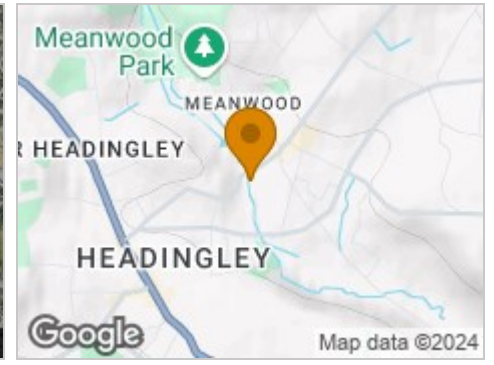
## Road Map



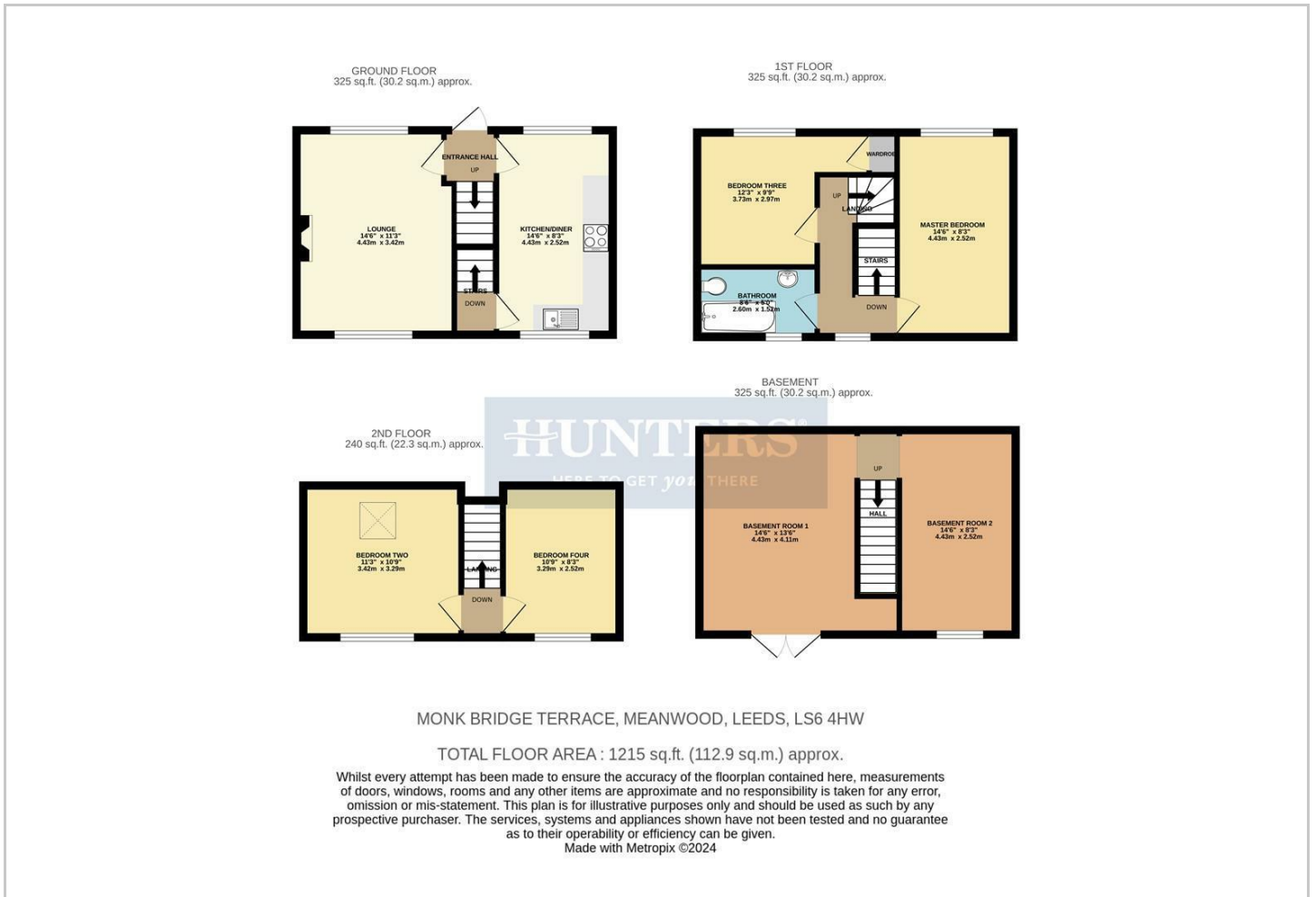
## Hybrid Map



## Terrain Map



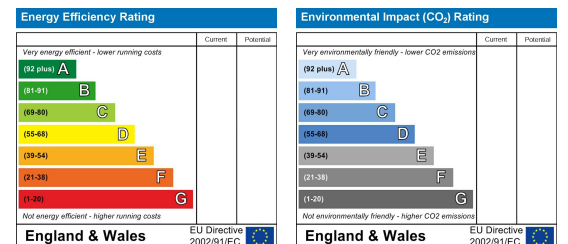
## Floor Plan



## 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.