



**Stoneacre**  
Properties



## **Meynell Road, Leeds, LS15 9AQ**

**£600,000**

Offered for sale with no chain is this charming Grade 2 listed family home located in the picturesque old Colton village. This stunning detached house boasts a wealth of original features that add character and warmth to the property. As you step inside, you are greeted by two inviting reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. The house features three wood-burning stoves and an open fire, creating a cosy and inviting atmosphere throughout. With four spacious bedrooms, there is plenty of room for the whole family to unwind and make this house their home. The current owners have also advised that they have obtained planning permission to extend should a new owner wish to do so. Externally there is a delightful summer house and well maintained gardens. There is also ample outdoor storage and parking for two cars. The property's location in the heart of old Colton village offers a peaceful and idyllic setting, perfect for those looking to escape the hustle and bustle of city life. Don't miss the opportunity to own this wonderful family home with its unique charm and character. Contact us today to arrange a viewing and make this property your own slice of British history.

## KITCHEN

Fitted with a range of wall and base units with work surfaces over incorporating a double Belfast style sink. There is a gas oven and stove with cooker hood above. Space for a fridge freezer. Plumbing for a washing machine. Wood burning stove. Central heating radiator. Space for a dining room table. Windows to the side. Door to front.

## INNER HALLWAY

Built in storage. Exposed beams. Open fire. Staircase leading to first floor with storage cupboard underneath. Window to the side.

## LOUNGE

Wood burning stove with brick surround. Central heating radiator. Storage under stairs. Window with secondary glazing screen. Door to the rear.

## OFFICE

Window to the side. Access into downstairs WC.

## DOWNSTAIRS WC

Fitted with a wash hand basin and wc. Window to the side.

## SITTING ROOM

Window with secondary screen and door to the rear. Wood burning stove with brick surround. Exposed beams. Central heating radiator.

## FIRST FLOOR LANDING

Beautiful landing with stairs leading to a raised library area. Window to the side.

## BEDROOM ONE

Double bedroom with vaulted ceiling with exposed beams and a feature cast iron fire. Window to the side. Fitted wardrobes. Access into bathroom.

## BATHROOM

Comprising of a spa bath, shower cubicle, vanity wash hand basin and wc. Window to the rear. Central heating radiator.

## BEDROOM TWO

Double bedroom with built in wardrobe. Feature cast iron fire. Central heating radiator. Window to the front.

## BEDROOM THREE

Window to the side. Central heating radiators. Access into the ensuite. Staircase leading to the attic room/bedroom four.

## ENSUITE

Fitted with a wc, wash hand basin and shower cubicle. In addition there is a feature cast iron fire and a window to the rear.

## ATTIC ROOM/BEDROOM FOUR

Leading from the third bedroom on the top floor is the attic room with a central heating radiator, window to the side and built in storage cupboard.

## EXTERNAL

Externally the property boast gardens to the rear and side laid to lawn with mature plants and shrubbery. A summer house with power. Four out buildings for storage. A court yard to the front that is laid with stone flags and an iconic red letter box that adds to the character and charm of this individual property. Parking for two cars.

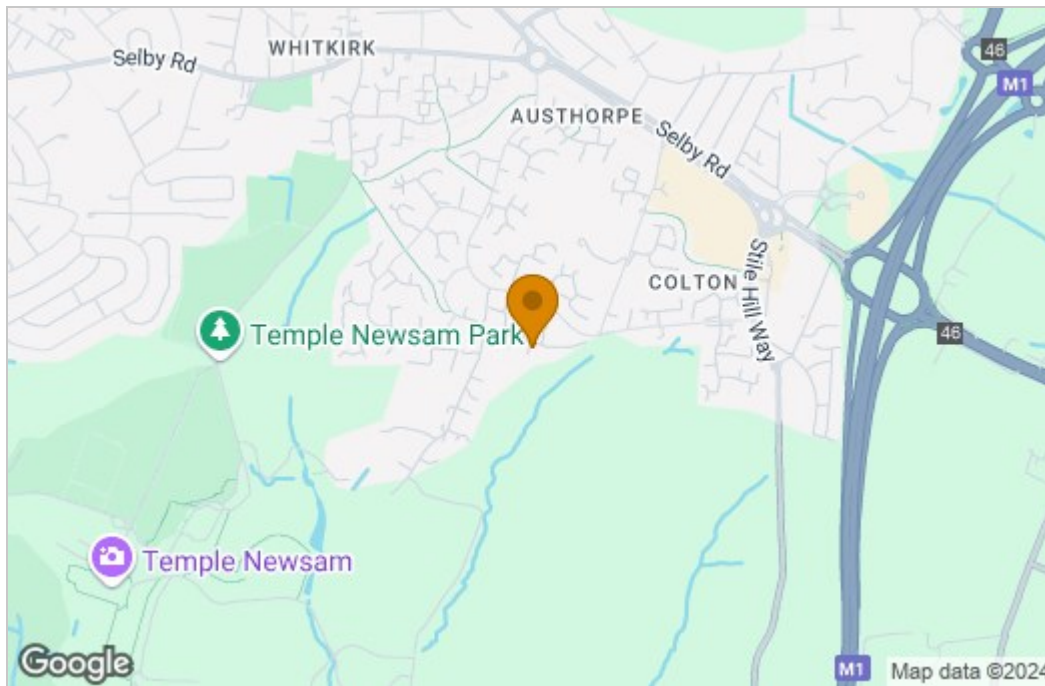
## SUMMER HOUSE

Power and light. Ideal for entertaining during the summer nights.

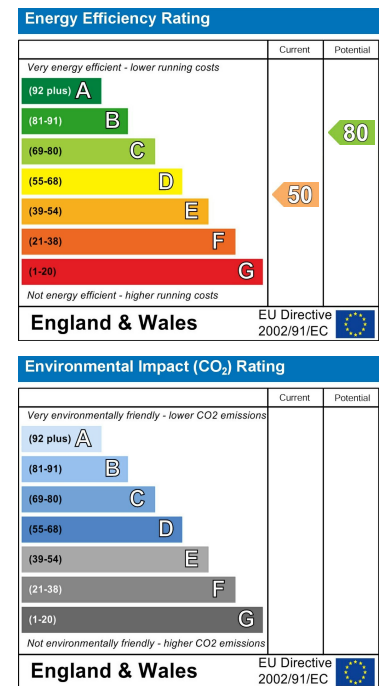
# Floor Plan



# Area Map



# Energy Efficiency Graph



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1 Colton Road, Leeds, West Yorkshire, LS15 9AA  
 Tel: 0113 260 9111 Email: east@stoneacreproperties.co.uk <https://www.stoneacreproperties.co.uk>

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