



CORNERSTONE

# 1 Bentley Grove, Meanwood, Leeds, LS6 4AT



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# 1 Bentley Grove

## £293,950

Cornerstone are delighted to present for sale this chain-free, four-bedroom end-terrace property, ideally situated in the sought-after suburb of Meanwood.

Nestled on a charming cobbled street, the property is just a short walk from the vibrant heart of Meanwood, with its array of shops, bars and restaurants. Beautifully finished and full of character, the home offers both front and rear gardens. The rear garden is block-paved—an ideal spot to unwind after a busy day. For those who enjoy green space, the scenic Meanwood Park is also just a short stroll away.

Residents will benefit from easy access to an excellent range of local amenities, including Waitrose Home and Food Hall, as well as the Northside Retail Park, which features a variety of stores such as Aldi. The location also provides convenient links to Leeds city centre and the popular suburb of Headingley, making it ideal for commuters and families alike.

### Hallway

You enter the property through a UPVC front door into a neutrally decorated hallway with wood-effect flooring, a dado rail and decorative coving. From here, there is access to the sitting room, kitchen-diner and the staircase to the first floor. A white storage unit offers additional practical space.

### Sitting Room

A well-proportioned room with a brick chimney breast and stone hearth, creating a central feature. A large bay window overlooks the front garden and brings in plenty of natural light. The room is neutrally decorated, with wood-effect flooring and coving to the ceiling. Shelving is fitted to both sides of the chimney breast.

### Kitchen Diner

The kitchen diner is finished in neutral tones with a contrasting feature wall and coving. It includes a good range of white base and wall units, a contrasting worktop and gloss white tiled splashbacks. Appliances include a one-and-a-half stainless steel sink with drainer and mixer tap beneath a large window, an oven, a four-ring ceramic hob, stainless steel splashback, extractor fan with spot lighting, and a dishwasher. A wooden door leads to the cellar, and a UPVC door opens into the rear garden.

### Cellar

Accessed via a stone staircase from the kitchen, the cellar is painted mainly white and provides useful storage space with fitted shelving.

### Landing

The first-floor landing is neutrally decorated and gives access to the principal bedroom, a second bedroom/study, the bathroom and a storage cupboard.

### Principal Bedroom

The main bedroom is neutrally decorated with wooden flooring and a large double-glazed window.

### Bedroom/ Study

This second room can be used as a double bedroom or home office. It has wooden flooring, neutral décor and a double-glazed window providing good natural light.

### Bathroom

The bathroom has tiled flooring and grey-tiled walls with neutral painted areas. It includes a bath with shower over and glass screen, a pedestal wash basin, and a low-level W.C. A frosted double-glazed window provides light and privacy.

### Landing

A second landing area leads to two further double bedrooms. A window above the staircase brings in natural light.

### Double Bedroom

A generously sized double bedroom, neutrally decorated with wooden flooring and a double-glazed window.

### Double Bedroom

Another spacious double room with similar finishes—wooden flooring, neutral décor and a double-glazed window.

### Front Garden

A low-maintenance garden with gravel and stone paving, leading to the front door. The space is enclosed by a brick-built wall.

### Rear Garden

A paved rear garden offering a private space to sit out or entertain, particularly during the summer months.

### IMPORTANT INFORMATION

TENURE - Freehold

Council Tax Band B.

1. In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended), estate agents are legally required to verify the identity of their applicants and understand the source of any funds used in a property transaction. As part of our due diligence process, all purchasers and individuals providing funds (including giftors) will be required to provide: Proof of identity, Proof of address and Evidence of the source of funds. We carry out electronic anti-money laundering (AML) checks on all buyers and giftors. A non-refundable fee of £36.00 (including VAT) will be charged per individual to cover the cost of these checks. We apply a risk-based approach in line with regulatory requirements. This means the level of information and documentation we request may vary. In some cases, additional evidence may be required to meet our obligations under the regulations. All requested documentation must be provided in full for us to proceed with the transaction. Failure to comply may result in delays or the inability to continue with the process. Please note: Where we have knowledge or suspicion that a transaction involves criminal property or money laundering, we are legally required to make a report to the National Crime Agency (NCA).

2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property and if there is any aspect of our particulars which is of importance to you, please contact the office and we





Total area: approx. 113.8 sq. metres (1224.5 sq. feet)  
Floor plans are for identification only. All measurements are approximate.  
Plan produced using PlanUp.

will be happy to check where we reasonably can.

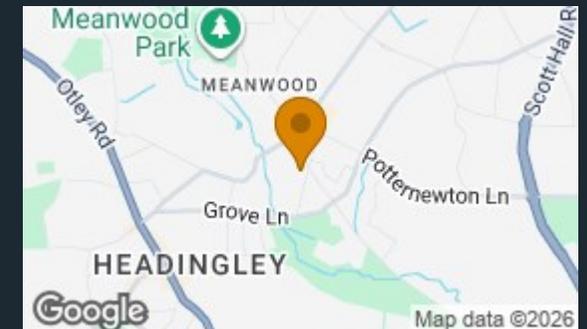
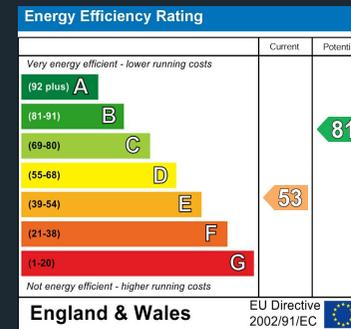
3. Measurements: These approximate room sizes are only intended as general guidance.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract, the matters referred to in these particulars should be independently verified by prospective buyers. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Sales & Lettings nor any of its employees or agents has any authority to make or give any representation or warranty about this property.

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