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6 Green Close, Meanwood, Leeds, LS6 4PD

Energy Rating: C | Council Tax Band: C

Offers Over £300,000

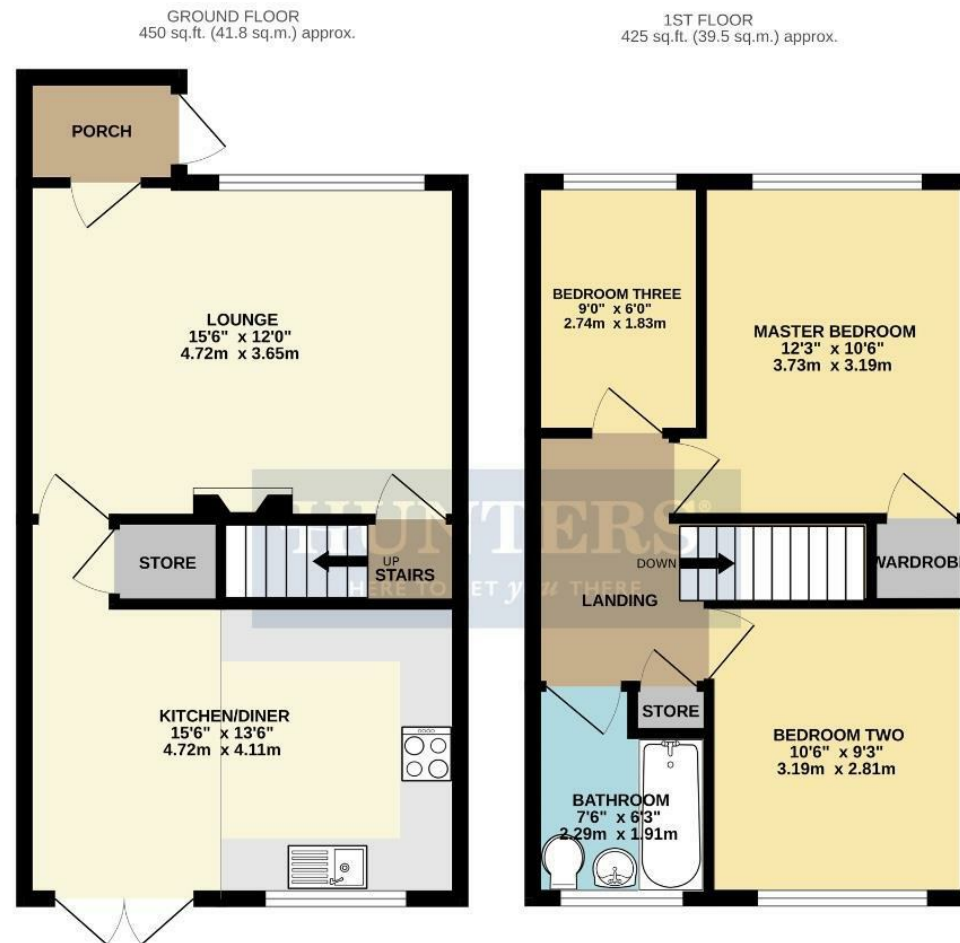
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SUPERB FIRST TIME BUYER OPPORTUNITY - WONDERFUL FAMILY HOME - SEMI-DETACHED HOUSE - THREE BEDROOMS - GARDENS TO THE FRONT AND REAR - BEAUTIFULLY PRESENTED - MOVE IN READY - CUL-DE-SAC LOCATION - MEANWOOD

Terrific for a first time buyers, growing families or anyone looking for well appointed space in a great area, this three bedrooms semi-detached house is in move in ready condition. Located on a quiet cul-de-sac in the heart of Meanwood, the property is close to good and outstanding schools, restaurants, bars, cafes, pubs and transport links as well as Meanwood Park with all it has to offer are all close by. There are gardens to the front and rear, externally. Internally, it briefly comprises; porch, lounge, hallway, under stairs storage and kitchen dining room on the ground floor. On the first floor there are three bedrooms, landing and house bathroom. Energy Rating - C

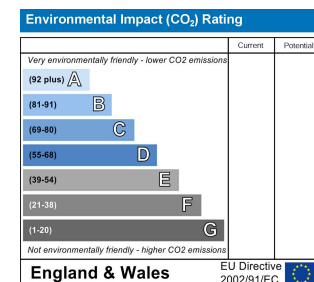
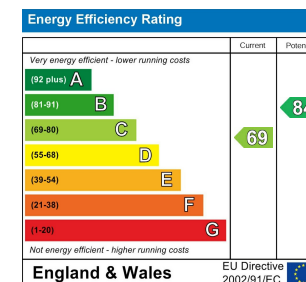
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GREEN CLOSE, MEANWOOD, LEEDS, LS6 4PD

TOTAL FLOOR AREA : 875 sq.ft. (81.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Porch

4'6" (max) - 4'0" (max)

Lounge

15'6" (max) - 12'0" (max)

Radiator and wood burner with surround.

Kitchen Dining Room

15'6" (max) - 13'6" (max)

Kitchen Area

Butlers style sink, fan oven, hob with extractor over, fridge freezer, dish washer, washer, tiled splash back and a range of wall and base units.

Dining Area

Radiator, pantry under the stairs and double doors to the rear garden patio

Landing

8'6" (max) - 7'6" (max)

Stairs to the lower level.

Master Bedroom

12'3" (max) - 10'6" (max)

Radiator and built in wardrobe.

Bedroom Two

10'6" (max) - 9'3" (max)

Radiator.

Bedroom Three

9'0" (max) - 6'0" (max)

Radiator.

Bathroom

7'6" (max) - 6'3" (max)

Fully tiled walls and floor, panel bath with shower over, wash hand basin, heated towel rail and w/c.

Front Gardens

Grassed lawns, graveled area and walkway to the front door and to the side of the property.

Rear Gardens

Grassed lawns, decked areas, flower beds, plants and shrubs.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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. 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.









