



CORNERSTONE

86 Bentley Lane, Meanwood, Leeds, LS6 4AJ



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86 Bentley Lane

Guide Price £325,000

Introduction

The first viewings are on Saturday 7th March 2026, by appointment only.

Built in the late Victorian era, this substantial home is rich in charm and character, beautifully blended with stylish and modern living. Elegant proportions, high ceilings and feature fireplaces combine seamlessly with contemporary finishes and a high-specification renovation completed over our client's current ownership. Purchased in 2023, the current owners have painstakingly transformed the property into what we proudly present for sale today — a home that truly is move-in ready in Cornerstone's opinion.

The renovation programme has been both comprehensive and thoughtful. In 2024 the property was fully rewired, replastered and replumbed, with new stylish radiators installed throughout. The internal and external doors have all been recently replaced, new carpets fitted and the dormer roofs redone, ensuring both aesthetic appeal and below the surface refinement. The result is a home with a genuine premium feel.

Location

The location is superb. Situated in the heart of Meanwood, the property is within easy walking distance of the vibrant centre, which offers an excellent selection of independent cafes, bars and restaurants alongside everyday conveniences including Waitrose Home & Food Hall and the Northside Retail Park, where Aldi and other retailers are located. Just a short stroll away is Meanwood Park, a beautiful and expansive green space ideal for families, dog walkers and those who enjoy outdoor exercise. The park links to the scenic Meanwood Valley Trail, providing woodland walks and open green areas that offer a peaceful retreat from city life. Meanwood Primary School is also close by, adding further appeal for families.

Within walking distance is Headingley, well known for its lively atmosphere and abundance of amenities including restaurants, cafes, shops and sporting venues. For commuters, Leeds city centre is approximately three miles away. Leeds is one of the UK's major financial and business hubs outside London and offers extensive shopping, dining, nightlife and cultural attractions. Regular bus services run from Meanwood and Headingley into the city centre, and Leeds Train Station provides excellent rail connections to Manchester, London and beyond, making this an ideal location for professionals.

The Home

Approaching the property, a metal gate opens onto a pathway leading to the front door. The front garden is low maintenance, laid with crushed slate and benefiting from the morning sun — a lovely spot to enjoy a coffee at the start of the day. A stylish green composite door opens into an impressive entrance hallway, beautifully decorated in a modern tone and featuring ceiling coving and an ornate arch that reflects the home's Victorian heritage. From here there is access to the sitting room, the staircase to the first floor and the magnificent open-plan kitchen diner.

The sitting room is finished in a gorgeous and stylish colour palette, enhanced by ceiling coving and a large double-glazed bay window to the front elevation that allows excellent natural light to flood the space. A feature open fireplace with ornate detailing creates a striking focal point and adds a certain warmth and character to the room.

The true showpiece of this home is the sensational open-plan kitchen diner, installed in 2024 to an exceptional standard. Quality solid Ash doors and cabinets are paired with luxurious Quartz worktops, upstands and splashbacks, creating a sophisticated and durable finish. An inset Belfast sink sits beneath a double glazed window overlooking the rear garden. There is space for a freestanding range oven with an integrated extractor hood and lighting above, alongside an integrated Neff dishwasher, an integrated fridge and an impressive pantry/larder cupboard. The space is perfect for both everyday family life and entertaining, with direct access down to the rear garden. A cantilever timber door leads to the head of the cellar stairs.

Stone steps lead down to a spacious cellar which houses the property's gas boiler. A double glazed window allows natural light into the space, and a door opens out and up into the rear garden, offering practicality and additional flexibility for storage.

The first-floor landing is neutrally decorated and leads to a vast principal bedroom featuring a double glazed window with an attractive outlook towards the Woodhouse Ridge, providing a beautiful natural backdrop. A feature fireplace enhances the room's character. The landing also gives access to a second well-proportioned double bedroom, a stylish house bathroom and a staircase rising to the second floor.

The second floor comprises a small landing and two further neutrally decorated bedrooms, both with dormers and double glazed windows. The larger of the two bedrooms benefits from useful eaves storage.

Externally, the rear garden is laid with Indian stone and is perfectly positioned to catch the afternoon sun during the warmer months. Stylish fencing and a brick boundary wall create a good degree of privacy, making this an ideal setting for relaxing or entertaining. A timber gate provides access onto Back Bentley Lane, adding convenience.

To Conclude

Bentley Lane is a substantial and elegant late Victorian home that combines timeless character with a full, high-quality modern renovation. Immaculately presented and perfectly positioned in central Meanwood, it offers lifestyle, convenience and premium living in equal measure. In Cornerstone's opinion, this is an outstanding opportunity that must be viewed to be fully appreciated.

Important Information

TENURE - Freehold

Council Tax Band C.

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 any giftor) 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 giftor(s). 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).





Approx. Gross Internal Floor Area 1,291 sq. ft / 120.10 sq. m
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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 will be happy to check where we reasonably can.

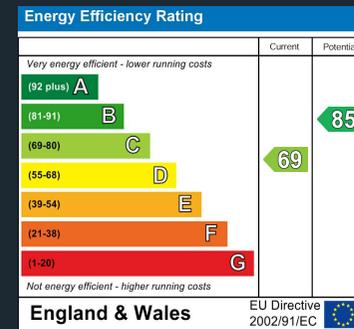
3. Measurements: These approximate room sizes are only intended as general guidance.

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.

Local Authority
Leeds City Council

Council Tax Band
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