



CORNERSTONE

15 Monk Bridge Street, Meanwood, Leeds, LS6 4HL



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15 Monk Bridge Street

£275,000

The property also has a rear courtyard garden that has access down a number of stone steps to the lower ground floor.

This charming Victorian property is situated over four spacious floors. You access the property via a couple of steps that lead up to the front door. The timber front door opens into a large sitting room. You then enter a hallway that leads into an open-plan kitchen-diner or a staircase that climbs to the first floor. The kitchen diner is spacious with ample cupboards and worktop space. It has access out into the rear courtyard garden that can also give access down to the lower ground floor.

The lower ground floor was converted and tanked in 2006 to create additional living space. These improvement works were signed off by Building Control at Leeds City Council. The lower ground floor comprises two rooms; one of the rooms has a uPVC door that leads out and up to the rear courtyard garden.

The first floor comprises a landing. The landing leads to the principal bedroom, bedroom two, bathroom and a staircase to the second floor.

The second floor comprises a landing and two spacious double bedrooms.

The property also benefits from a new roof in 2018 and a new boiler in 2025.

This property is surrounded by many amenities. These amenities include, to name a few, a Waitrose Home and Food hall and a number of popular retailers at the Northside Retail Park, including Aldi.

Meanwood has a number of popular cafes, bars, pubs and restaurants. Headingley is also only a short walk from the property, again offering an abundance of amenities.

Local green spaces are plentiful, with Meanwood Park being nearby and also The Grove Lane Nature Reserve being just a moment's walk.

The city centre can be accessed with ease from this location, being approximately two miles away.

In summary, we expect this property to be extremely popular given its location, price, finish and its no chain status.

SITTING ROOM

A neutrally decorated sitting room with a beautiful exposed timber floor and large double-glazed windows faces the front elevation. The sitting room leads into a hallway.

HALLWAY

A neutrally decorated hallway that leads into the open-plan kitchen-diner and the first floor via a staircase.

OPEN PLAN KITCHEN DINER

A spacious open plan kitchen diner that comprises ample lower and upper level cupboards with contrasting worktops. The kitchen utilities include a one-and-a-half stainless steel sink with a drainer, with a double-glazed window above that has a view out into the rear courtyard garden. An integrated oven, gas hob with an extractor fan above, space for a washing machine, and space for a free-standing fridge freezer exist. The property's boiler is also located in the kitchen and was installed in 2025. Access into the rear courtyard garden and down to the lower ground floor can be achieved from the open-plan kitchen-diner.

LOWER GROUND FLOOR ROOMS

The lower ground floor comprises two rooms. Both rooms were tanked in 2006 to create additional living space. These improvement works were signed off by Building Control at Leeds City Council. One of the rooms is neutrally decorated, carpeted with inset spot lights and would be perfect for a cinema room, a snug or even storage. The second room is again neutrally decorated with a Lino floor and inset spotlights. It is currently used for storage. It has a double-glazed window and a uPVC door that gives access up a number of stone steps to the courtyard rear garden. This room would be great for bike storage and could even be used as a gym space.

LANDING

The first floor landing is neutrally decorated, leading to the principal bedroom, bedroom two, the bathroom and a staircase that leads to the second floor.

PRINCIPAL BEDROOM

A spacious principal bedroom that is neutrally decorated with a lovely timber floor, two large double-glazed windows, a feature fireplace, and a handy storage cupboard/wardrobe exists.

BEDROOM TWO

A neutrally decorated bedroom with a double-glazed window to the rear elevation.

BATHROOM

The bathroom comprises a bath with a shower over, a pedestal wash basin, and a low-level W.C. A frosted double-glazed window allows natural light in.

BEDROOM THREE

Double bedroom three is neutrally decorated with a Velux skylight window.

BEDROOM FOUR

Double bedroom four is neutrally decorated again with a Velux skylight window.

REAR COURT YARD GARDEN

A low-maintenance garden space that has a gate which leads out onto Back Monk Bridge Street. The garden has access into the open plan kitchen-diner, and a number of steps lead down to a uPVC door that opens into one of the lower ground floor rooms.

IMPORTANT INFORMATION

TENURE - FREEHOLD.

Council Tax Band B With An Improvement Indicator.

No Onward Chain.

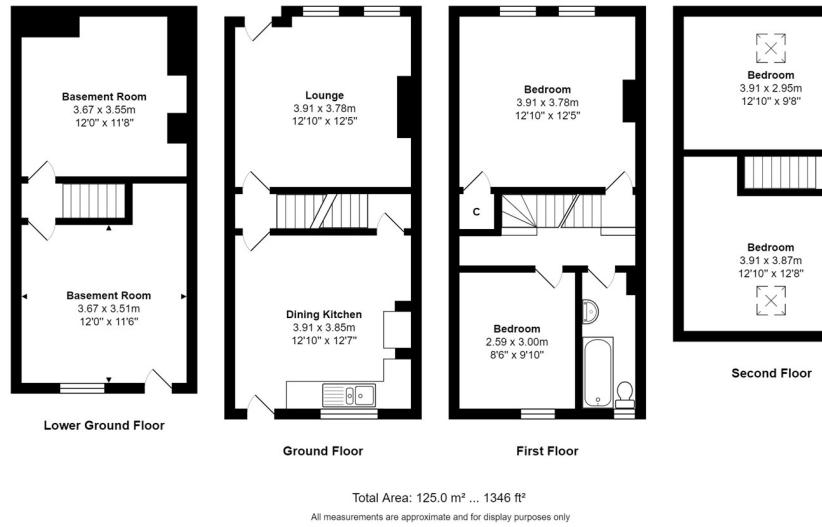
A new roof was fitted in 2018, and a new boiler was fitted in 2025.

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 gftors) 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 gftors. 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 will be happy to check where we reasonably can.

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



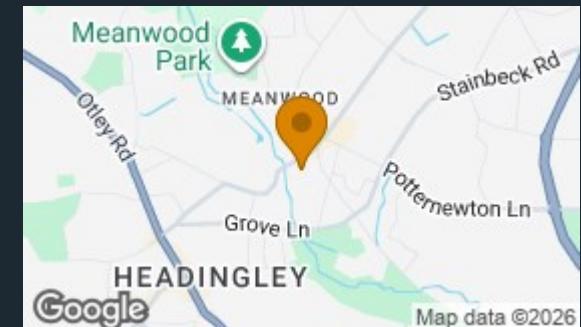
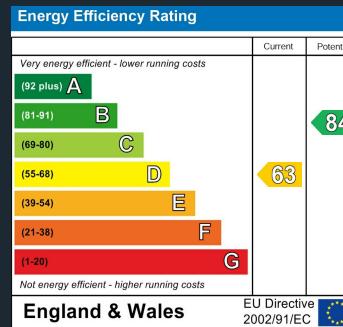


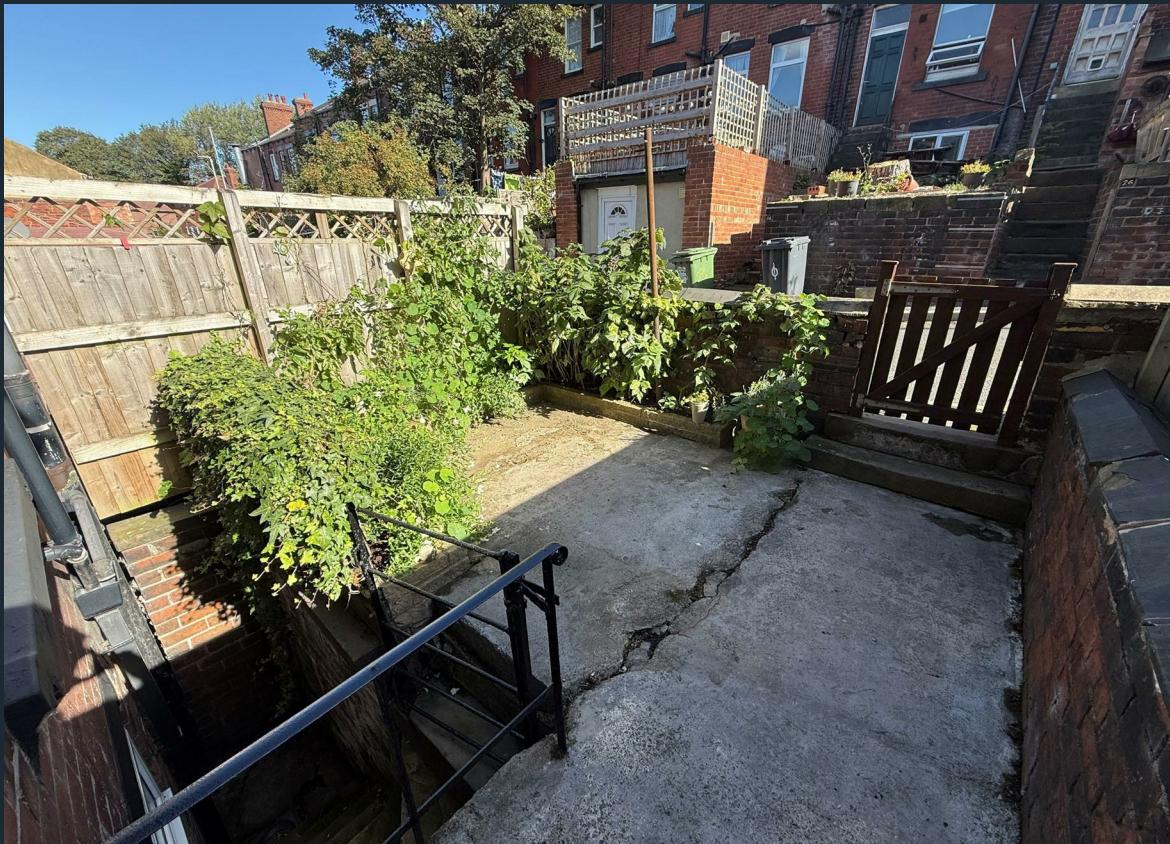
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

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Council Tax Band
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