



## 2 WOODLEA LANE

LS6 4SX

£650,000  
FREEHOLD

Nestled in a prime location within the sought-after Meanwood area, this expansive and versatile residence on Woodlea Lane offers an exceptional living experience. Spanning over 2,100 square feet (including outbuildings), the property is thoughtfully designed to accommodate modern family life, featuring a unique ground-floor guest wing, dedicated wellness spaces, and the rare convenience of an internal lift.

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## 2 WOODLEA LANE

- Prime Location: Situated in the heart of Meanwood
- Multiple reception rooms
- Features a versatile home gym
- Great external space, perfect for entertaining
- Outdoor Summer House
- Convenient downstairs WC
- Ample off road, secure parking



Entering the property to a welcoming central entrance hall that seamlessly connects the home's diverse living zones. To the front, a generously proportioned Living Room provides a bright and airy space for relaxation. Fitness enthusiasts will appreciate the dedicated Gym which sits adjacent to the hall, offering a private space for morning workouts. At the heart of the home lies a spacious Kitchen well-appointed with ample cabinetry and workspace, which flows naturally into a cozy Snug. This central family hub also houses the internal lift, ensuring the home is fully accessible.

An exceptional feature of this property is the ground-floor Bedroom Suite, accessed via an inner hall. This large double bedroom boasts its own expansive En-suite making it an ideal setup for multi-generational living or a high-end guest wing. Outside, the property extends its footprint with a detached Summer House providing a perfect retreat for a home office, hobby room, or garden lounge.

The first floor is accessed via a central landing and is designed with comfort in mind. The Master Bedroom features a private En-suite shower room, while two further well-proportioned bedrooms provide ample space for family or guests. A flexible fourth room serves perfectly as a Study or smaller Bedroom, and it notably contains the upper access point for the internal lift. These rooms are served by a modern family Bathroom, ensuring every member of the household is

well-catered for.

The property's exterior is as impressive as its interior, boasting a substantial private driveway that provides ample off-road parking for multiple vehicles, a rare and coveted asset in this location. To the rear, the home transitions into a generously stone patio. This expansive outdoor space is designed for effortless maintenance and entertaining, offering a secluded sanctuary for alfresco dining and summer gatherings without the upkeep of a traditional lawn.

### REASONS TO BUY

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### ENVIRONS

Located on Woodlea Lane, near Moor Allerton and Meanwood, this property is ideal for those seeking a peaceful and secluded environment, while also being conveniently positioned for various amenities and transportation links. In the nearby vicinity, you can find the David Lloyd Leisure Centre, Moor Allerton Shopping

Centre, as well as a range of popular shops, bars, and restaurants in Meanwood, Chapel Allerton, Headingley, and Moortown.

We are advised that the property has mains water, electricity, drainage and gas.

#### LOCAL AUTHORITY

Leeds City Council

#### TENURE

We are advised that the property is Freehold and that vacant possession will be granted upon legal completion.

#### VIEWING ARRANGEMENTS

Strictly through the exclusive selling agent Monroe Estate Agents

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### ADDITIONAL INFORMATION

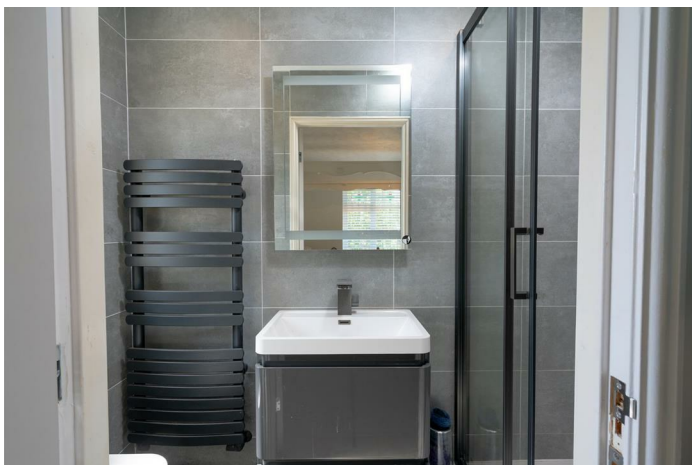
**Local Authority** – Leeds City Council

**Council Tax** – Band E

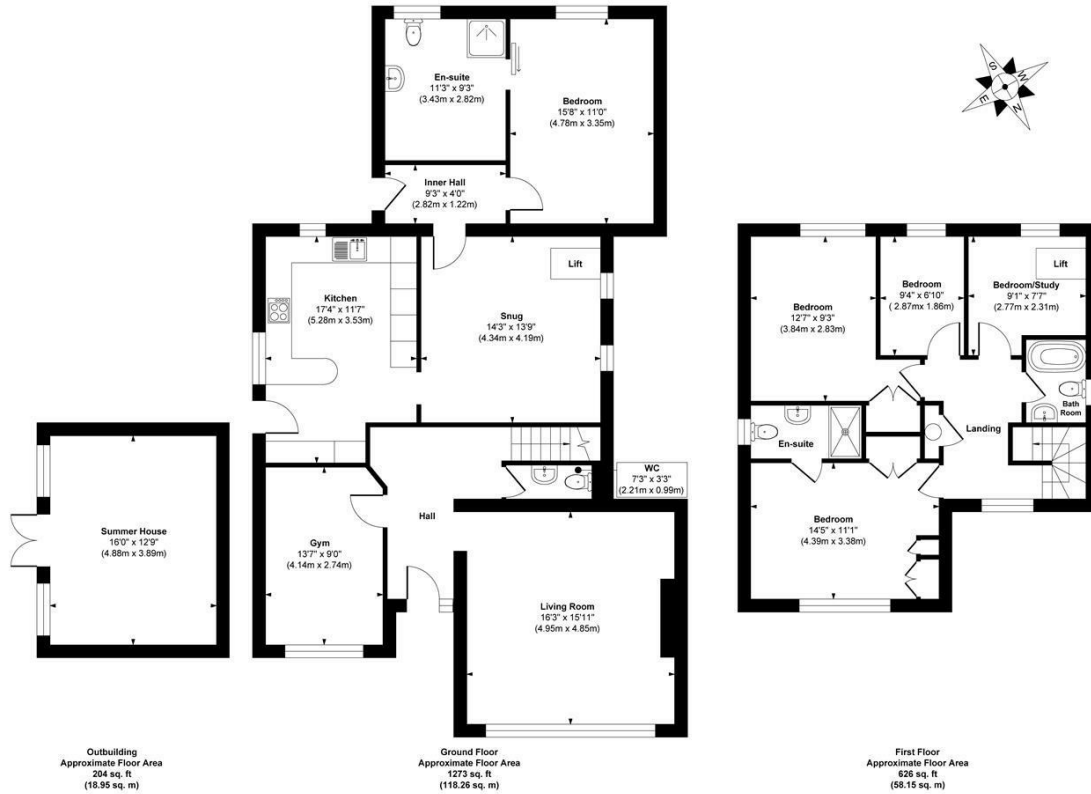
**Viewings** – By Appointment Only

**Floor Area** – 2103.00 sq ft

**Tenure** – Freehold



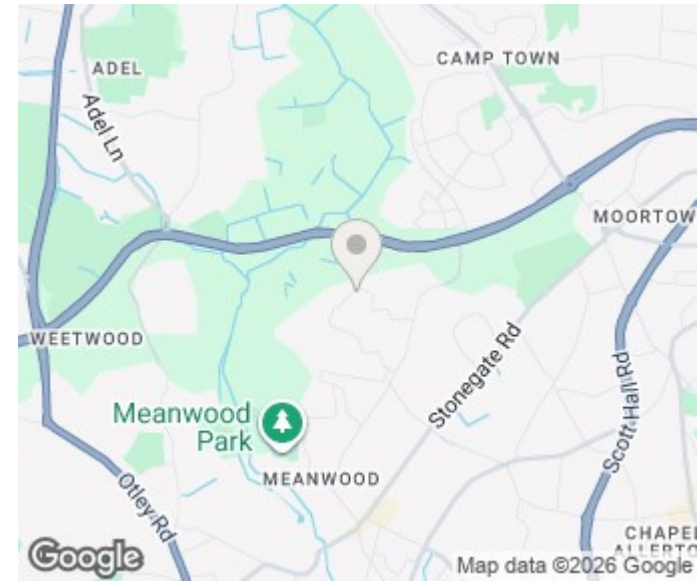
## Woodlea Lane, Meanwood



**Approx. Gross Internal Floor Area 2103 sq. ft / 195.36 sq. m (Including Outbuilding)**

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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