



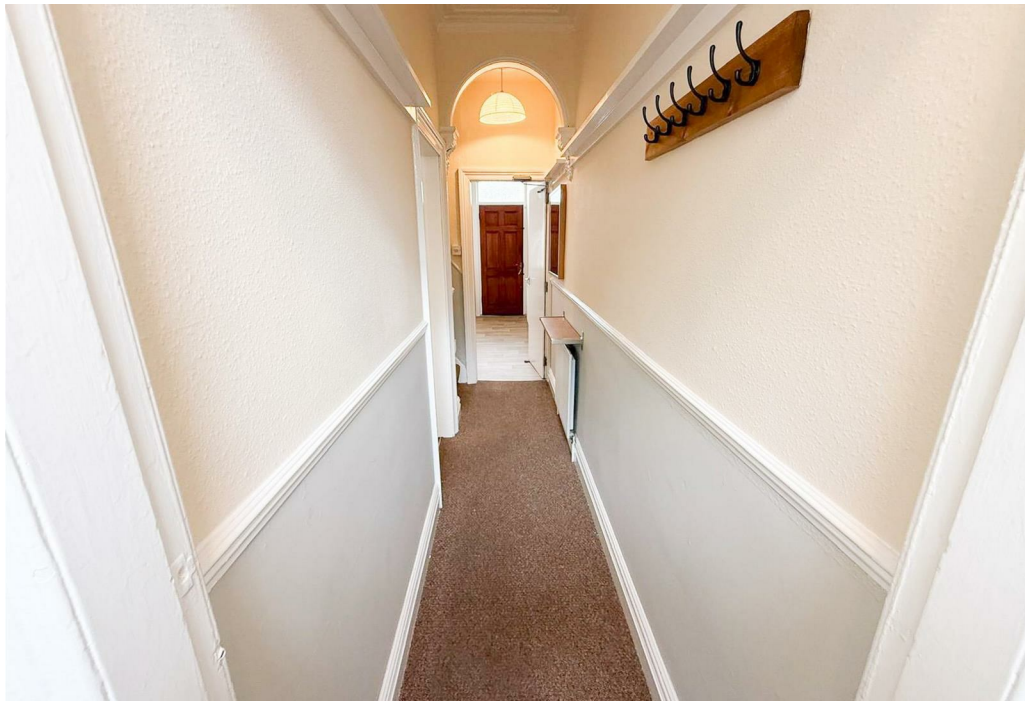
CORNERSTONE

78 Bentley Lane, Meanwood, Leeds, LS6 4AJ



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78 Bentley Lane

Guide Price £300,000

Introduction

Cornerstone are delighted to offer for sale this no chain substantial four bedroom late Victorian through terrace, positioned in the heart of Meanwood and offering an exciting opportunity to create a truly special home.

Behind its handsome red-brick lies generous accommodation arranged over three principal floors. High ceilings, decorative cornicing, stripped timber floorboards and the elegant proportions associated with the period give the property a wealth of character.

The home is perfectly liveable as it stands, while also offering considerable potential for a buyer to update the kitchen and bathroom and introduce their own style. For somebody searching for space, character and a brilliant Meanwood lifestyle, this is a property that deserves serious attention.

The Location

Bentley Lane is superbly positioned for enjoying everything that makes Meanwood such a sought after place to live. The property is within easy reach of the centre of Meanwood, where independent coffee shops, cafes, bars, restaurants and local businesses sit alongside everyday conveniences including Waitrose and the Northside Retail Park, home to Aldi and several other retailers. Meanwood also has a thriving community market on selected weekends showcasing local independent traders.

One of Meanwoods greatest attractions is the amount of green space that can be enjoyed. Meanwood Park extends across approximately 72 acres and includes woodland, meadows, open parkland, a children's playground, tennis courts, picnic areas and access to the Meanwood Valley Trail. The trail continues through the valley towards Adel and Golden Acre Park, making the area ideal for walking, running, cycling and escaping into nature.

Headingley is also easily accessible, bringing an additional choice of shops, restaurants, cafes and leisure facilities. Chapel Allerton and Leeds city centre are both conveniently reached, while nearby bus stops provide useful connections across North Leeds and towards the city.

It is this balance that makes Meanwood so appealing: coffee or brunch close to home, woodland walks at the weekend, independent places to eat and drink, and straightforward access into the city for work, shopping and entertainment.

The Home

A mature front garden creates a leafy approach to the property, with established hedging providing greenery and screening from the road. A pathway leads to the entrance door and into the welcoming hallway.

The hallway immediately introduces the home's period character. An elegant decorative arch, high ceiling and traditional proportions create a strong first impression, while the hallway provides access to the principal ground floor rooms and the staircase rising to the upper floors.

Sitting Room

The sitting room is a wonderfully inviting reception space, positioned at the front of the property and illuminated by a large bay with timber sash windows overlooking the garden.

The room's generous proportions provide ample space for comfortable seating and freestanding furniture. Stripped timber floorboards and decorative ceiling detailing add warmth and character, creating a room that feels equally suited to relaxed evenings or entertaining friends.

Kitchen Diner

To the rear is a spacious kitchen diner offering excellent potential to become the everyday heart of the home.

There is plenty of room for a dining table, making this a sociable space for family meals, working from home or gathering with friends. A large window brings in natural light and provides an outlook over the rear, while an external door offers direct access outside.

The existing kitchen provides a practical starting point, although many buyers may choose to update the cabinetry, work surfaces and appliances to create a more contemporary open plan kitchen and dining environment.

A further door opens to access the steps down into the cellar.

The Cellar

A spacious cellar with plumbing for a washing machine. A double glazed window allows natural light into the main cellar space, and a door opens to lead up into the rear garden. The cellar has an additional room and a large storage cupboard under the staircase, which leads down from the kitchen diner.

First Floor

The first floor landing leads to the first floor bedrooms and house bathroom.

The bedrooms are well proportioned and benefit from high ceilings. The principal bedroom is superior in size and benefits from a lovely leafy outlook. Both bedrooms have stripped timber floorboards.

The house bathroom comprises a panelled bath with shower above, a washbasin and a WC. A frosted window provides natural light and ventilation. While perfectly functional, the room presents a clear opportunity to create a stylish modern bathroom if so desired.

Second Floor

The upper floor provides further bedroom accommodation beneath the roofline.

Large roof windows fill both rooms with natural light and gives the space a bright, open atmosphere. The upper-floor rooms could serve well as bedrooms, but equally would be great for guest accommodation, a home office or a creative space, depending upon the purchaser's requirements.

Outside

To the front, the established garden is enclosed by mature hedging and planting, creating a pleasant approach and a welcome degree of privacy.

The bay window, decorative stone detailing and traditional red-brick elevation give the property an attractive period appearance that sits comfortably among the surrounding Victorian homes of Bentley Lane.

To the rear there is a great outdoor space with can access the kitchen diner and cellar with ease. This garden area is perfect for either relaxing or entertaining with the barbeque.

To Conclude

Bentley Lane is a characterful and substantial Meanwood home with space and flexibility.

Its period proportions, four bedroom accommodation and excellent location provide the ingredients for a fantastic long-term home. A purchaser could move in and make improvements gradually, or undertake a more comprehensive programme of modernisation to create something truly impressive if so desired.

With Meanwoods independent amenities, beautiful parkland and strong connections to Headingley and Leeds city centre all close at hand, this property offers far more than generous accommodation it offers the lifestyle that makes this part of North Leeds so popular.

An internal viewing is highly recommended to appreciate the space, character and future potential available.

Important Information

TENURE - Freehold

No onward chain.

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 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 £40.00 (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).



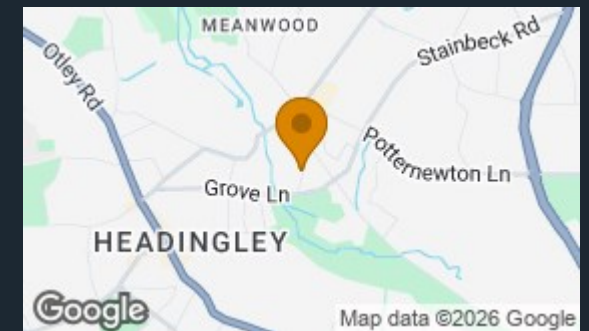
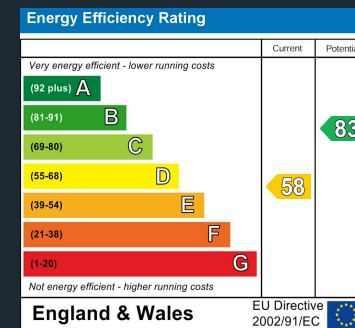


Total Area: 121.0 m² ... 1302 ft²
All measurements are approximate and for display purposes only

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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