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42 Wensley Road, Meanwood, Leeds, LS7 2LS
Energy Rating: TBC | Council Tax Band: C
Asking Price £315,000

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GREAT FIRST TIME BUYER OPPORTUNITY – IDEAL FAMILY HOME – IN NEED OF MODERNISATION – ENORMOUS POTENTIAL TO EXTEND SUBJECT TO PLANNING PERMISSION – SEMI-DETACHED HOUSE – THREE BEDROOMS – GARDENS TO THE FRONT AND REAR – DETACHED GARAGE & DRIVEWAY – MEANWOOD – NO CHAIN

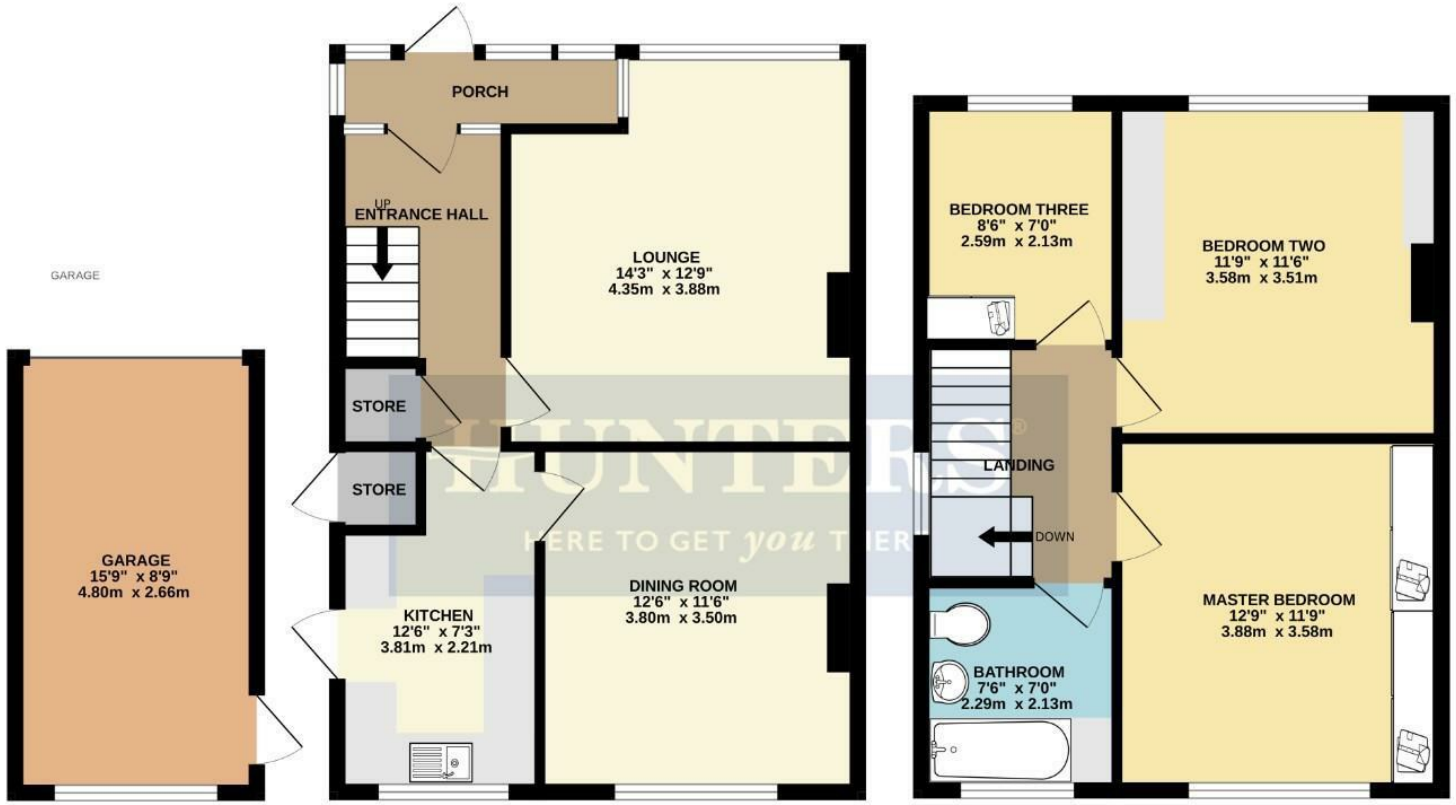
In need of modernisation but with enormous potential, this three bedroom semi-detached house is a great opportunity for first time buyers, growing families or anyone looking for well appointed space. Located on the border of Meanwood and Chapel Allerton, the property is close to good and outstanding primary and secondary schools, shops, bars restaurants, pubs, parks and transport links to name just some of the great amenities close by. There are gardens to the front and rear, a driveway and detached garage, externally. Internally, it briefly comprises; entrance hall, lounge, dining room and kitchen, on the ground floor. On the first floor there are three bedrooms, house bathroom and landing. Energy Rating - TBC

Hunters North Leeds 69 Street Lane, Leeds, LS8 1AP | 0113 268 0242
northleeds@hunters.com | www.hunters.com

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GROUND FLOOR
500 sq.ft. (46.5 sq.m.) approx.

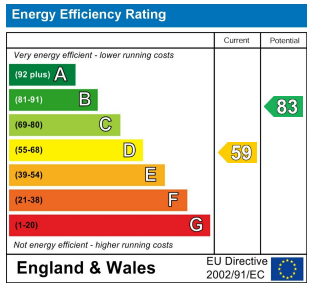
1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.

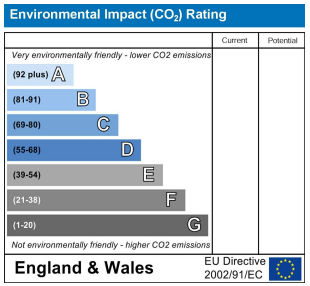


WENSLEY ROAD, MEANWOOD, LEEDS, LS7 2LS

TOTAL FLOOR AREA : 980 sq.ft. (91.0 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
10'3" (max) - 2'9" (max)

Entrance Hall
11'6" (max) - 6'0" (max)
Radiator, under stairs storage and stairs to the upper level.

Lounge
14'3" (max) - 12'9" (max)
Bay window, radiator and wall lights.

Dining Room
12'6" (max) - 11'6" (max)
Radiator.

Kitchen
12'6" (max) - 7'3" (max)
Stainless steel sink with drainer, tiled splash back, radiator, door to the side and a range of wall and base units.

Landing
8'3" (max) - 7'0" (max)
Loft access and stairs to the lower level.

Master Bedroom
12'9" (max) - 11'9" (max)
Radiator and built in wardrobes.

Bedroom Two
11'9" (max) - 11'6" (max)
Radiator, built in storage and built in dresser.

Bedroom Three
8'6" (max) - 7'0" (max)
Radiator and built in wardrobes.

Bathroom
7'6" (max) - 7'0" (max)
Fully tiled walls and floor, panel bath with shower over, wash hand basin, store room housing the boiler, heated towel rail and w/c.

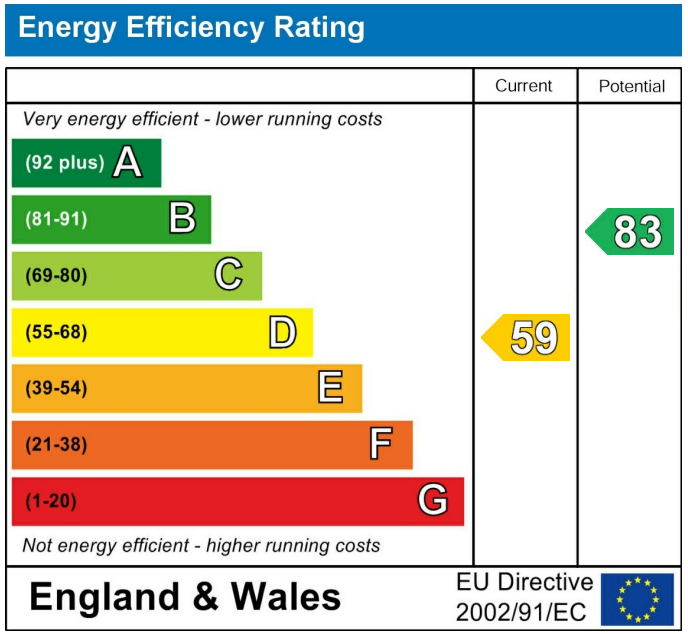
Front Gardens
Grassed lawns, hedges, plants, bushes, shrubs, trees and flower beds.

Driveway
Gated, with parking for at least one vehicle.

Detached Garage
15'9" (max) - 8'9" (max)
Up and over door, power and lights.

Rear Gardens
Grassed lawns, patio area, plants, bushes, flower beds, trees and shrubs.

Disclaimer
The vendors have not approved these brochure details.



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.































