



# 14 Green View, Meanwood, Leeds, LS6 4JY











# 14 Green View

## £325,000

The property is situated just off Green Road, on Green View, a charming oval with a central lawn and several mature trees. Green Road offers an ideal location, with Meanwood's popular and highly sought-after park at one end, providing expansive open parkland and woodlands right on your doorstep. The Meanwood Beck also meanders through the park, and at the entrance, you'll find the Ofsted "outstanding" Church of England Primary School. At the opposite end of Green Road lies the heart of Meanwood, home to a variety of excellent amenities, including a Waitrose Home & Food Hall.

In general, Meanwood has a traditional but up-and-coming cosmopolitan feel with an array of superb amenities. These include several coffee shops, cafes, bars, pubs and restaurants. Meanwood also has many independent businesses throughout its parades/streets and the large Northside Retail Park offers many big brand amenities - including the recently renovated Aldi.

Headingley and Chapel Allerton are also within close proximity, again offering a brilliant choice of amenities.

Transportation links are good from this location with convenient access to the City Centre via private or public modes of transport. Meanwood also offers easy access to the Ring Road.

The property is surrounded by a number of highly regarded schools including the Ofsted 'outstanding' Church of England Meanwood Primary School, Ofsted 'good' St Urban's Primary School, and the secondary Cardinal Heenan High School.

The ground floor of the property includes an entrance hallway, a cosy living room, and a spacious, extended open-plan kitchen/dining room.

The first floor features a landing, a principal bedroom, two additional bedrooms and a bathroom.

Externally, the property boasts a long drive, a detached garage, a paved front garden, and an expansive rear garden that seems to stretch forever.

Overall, it is a fantastic home in a prime location, offering exceptional space at the back with plenty of potential for extension.

### Hallway

You enter the hallway through a composite front door from the driveway/front garden. The hallway is neutrally decorated and leads to: the living room, the kitchen dining room and the staircase to the first floor.



### Living Room

A cosy yet spacious living room that is decorated neutrally and benefits from a gas-heated fireplace and large double-glazed windows to the front elevation. These windows allow plenty of natural light in and offer a pleasant view over the green.

### Kitchen/ Dining Room

This spacious and inviting kitchen/dining area offers a nice blend of functionality and comfort. Warm wooden cabinetry is paired with sleek granite-effect countertops, providing ample storage and workspace. The tiled flooring complements the neutral decor, while a large window overlooking the spacious rear garden fills the room with natural light. A cosy gas heater creates a welcoming atmosphere in this versatile space, ideal for everyday living and entertaining.

### Principal Bedroom

This charming double bedroom benefits from having a large bay window which offers great views out the front and allows plenty of natural light to fill the room. Fitted wardrobes offer generous storage and modern spotlighting also exists.

### Bedroom 2

With fitted wardrobes and double-glazed UPVC windows, this room benefits from an amazing view overlooking the rear garden.

### Bedroom 3

Again, this room benefits from fitted wardrobes and double-glazed UPVC windows.

### Bathroom

The bathroom features a bath with an overhead shower, a wash basin, an extractor fan and a toilet. A frosted double-glazed window allows natural light to filter in.

### Front Garden/Drive

The property features a low-maintenance paved front garden and a long driveway that stretches down the side of the property, providing access to the back garden.

### Back Garden

The double-tiered back garden offers a generous amount of space, with two distinct lawn areas that stretch far back, providing ample room for outdoor activities. In addition to the lush greenery, the garden also features a detached garage, offering convenient storage or potential for other uses. A separate garden shed is present. Overall, a fantastic plot size that would be a great family home with plenty of scope to extend further.

TENURE - FREEHOLD.

Council Tax Band C.

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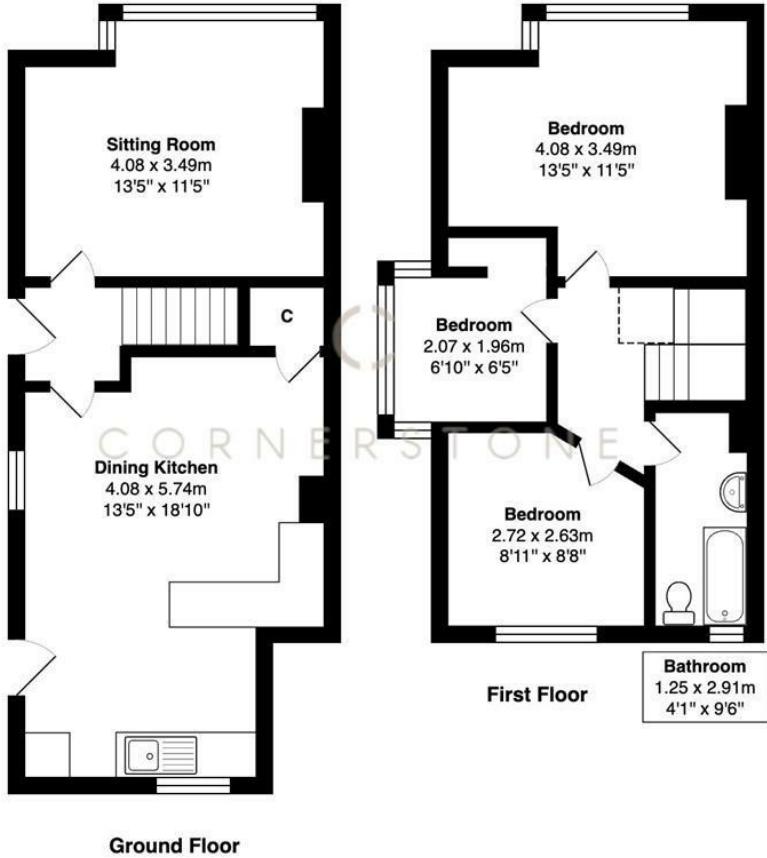
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3. Measurements: These approximate room sizes are only intended as general guidance.

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

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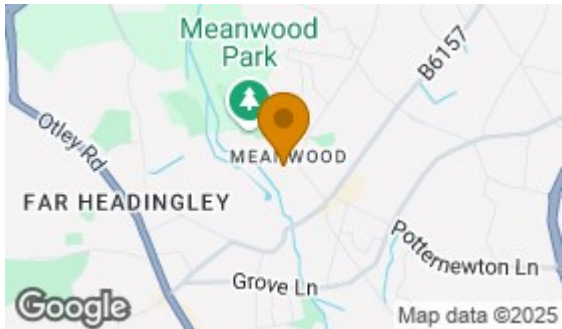
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Total Area: 73.9 m<sup>2</sup> ... 795 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	







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