




CORNERSTONE

# 40 Bentley Lane, Meanwood, Leeds, LS6 4AJ



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# 40 Bentley Lane

## £320,000

Meanwoods centre boasts a number shops, cafes, bars, pubs and restaurants.

The property is surrounded by many amenities throughout Meanwood. These include a Waitrose Home and Food Hall, the Northside retail park and many other independent businesses.

It is also in close proximity to Grove Lane Nature Reserve, Meanwood Park and The Hollies. Headingley, Chapel Allerton & Leeds city centre can all be accessed easily from this location.

Internally it comprises an entrance vestibule, sitting room, open plan kitchen diner, cellar, first floor landing, principal bedroom, bedroom two/dressing room and a bathroom.

The second floor has a landing and two further bedrooms.

The property also benefits from having a front and rear garden.

We believe that this property would be perfect for both investors and families as it offers spacious rooms and is situated in a convenient location.

### **Entrance Vestibule**

You enter the property into the entrance vestibule through a white uPVC door. The entrance vestibule is neutrally decorated and leads into the sitting room through a timber door.

### **Sitting Room**

A spacious and neutrally decorated sitting room that boasts a high ceiling with coving. To the front elevation - large double glazed windows enable ample natural light to enter the room while a charming fireplace serves as the focal point. A timber door leads to the foot of the staircase and into the open plan kitchen diner.

### **Open Plan Kitchen/Diner**

This spacious, open-plan kitchen-diner boasts ample cupboard space and contrasting worktops. The modern kitchen features a stainless steel sink with drainer, an integrated oven, and a four-ring gas hob with an extractor hood. This space is neutrally decorated, with a laminate floor. It also provides access out into the rear garden and the cellar.

### **Landing**

A neutrally decorated landing with inset shelving and draws. The landing leads to the principal bedroom, bedroom two/dressing room, bathroom and a further staircase to the second floor.

### Principal Bedroom

A spacious neutral bedroom, featuring a convenient built-in storage cupboard/wardrobe and a generously sized window that floods the space with natural light

### Bedroom Two

Currently used as an office room, bedroom 2 benefits from neutral decor and a double-glazed window.

### Bathroom

A neutral bathroom featuring a bath with an overhead shower, a washbasin, a toilet, and a towel radiator. The fully tiled space is enhanced by a frosted window that lets in natural light while maintaining privacy.

### Bedroom Three

This second-floor bedroom is tastefully decorated in neutral tones, featuring exposed beams that add a touch of character. The large double-glazed windows allow plenty of natural light in.

### Bedroom Four

Again, this bedroom is decorated in neutral tones and has large double-glazed windows that allow plenty of natural light in.

### Cellar

A large cellar which houses the property's boiler and has space for a plumbed-in washing machine. It also has plenty of handy storage space

### Front Garden

The front garden is low maintenance being block paved.

### Back Garden

A low maintenance garden that can be accessed from the open plan kitchen diner. This garden is laid to flags with a raised element, and is perfect for sitting out in the summer months.

TENURE - FREEHOLD.

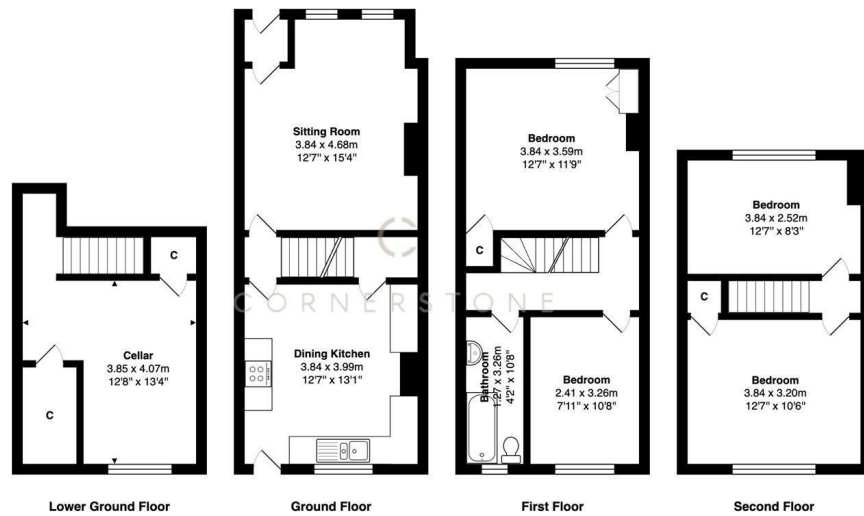
Council Tax Band C.

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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.





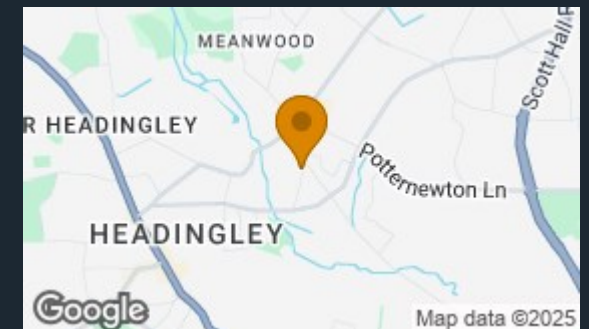
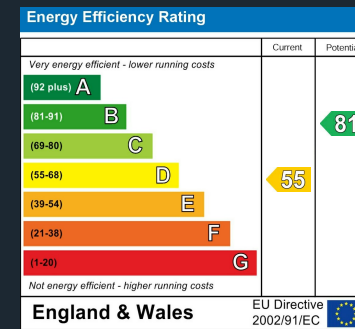
Total Area: 117.4 m<sup>2</sup> ... 1263 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

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

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract, the matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty about this property

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