



CORNERSTONE

71 Monk Bridge Road, Meanwood, Leeds, LS6 4HH



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71 Monk Bridge Road

Guide Price £260,000

Introduction

No Onward Chain | Detached Garage | Driveway Parking | Excellent Meanwood Location

First Viewings Saturday 13th June 2026 – By Appointment Only

Cornerstone are delighted to offer for sale this stylish and beautifully presented two-bedroom semi-detached home.

Occupying a generous plot with a detached garage, private driveway, attractive gardens and modern decor throughout, this lovely home will undoubtedly appeal to first-time buyers, professional couples, and downsizers.

The property is offered to the market with no onward chain, a significant advantage for prospective purchasers. A chain-free purchase can often lead to a smoother, less stressful transaction, reducing the likelihood of delays and helping buyers move into their new home more quickly.

Externally

The property is approached through metal entrance gates which open onto a driveway providing off-street parking. The driveway continues through a second set of gates leading to the detached garage down the side of the property.

A well-maintained lawned front garden creates an attractive first impression and provides excellent kerb appeal.

To the rear, the property enjoys an enclosed garden comprising a lawned area together with two separate seating spaces, perfect for outdoor dining, entertaining guests or simply relaxing during the warmer summer months.

The detached garage benefits from an up-and-over door together with a window providing valuable natural light, making it good for storage or a workshop space.

Ground Floor Accommodation

A contemporary grey composite entrance door opens into a welcoming hallway finished in neutral tones. A frosted double-glazed window at the foot of the staircase allows natural light to flood the space, creating a bright and inviting hallway.

The hallway provides access to both the kitchen diner and sitting room whilst a staircase rises to the first-floor accommodation.

Kitchen Diner

The kitchen diner is a bright and practical space, beautifully presented and finished in neutral decor. Two double-glazed windows allow an abundance of natural light to pour into the room, creating a pleasant environment for both cooking and dining.

The kitchen benefits from an excellent range of cupboards and work surfaces together with a one-and-a-half sink and drainer positioned beneath a window overlooking the rear garden. Integrated appliances include an oven, hob with extractor hood with lighting, there is also space for a fridge, freezer and washing machine. Additional features include inset ceiling spotlights, stylish plinth mood lighting and the property's gas central heating boiler, all contributing to a modern and functional space that is ideal for everyday living.

Sitting Room

The sitting room is undoubtedly one of the standout features of the home. Beautifully styled and designed for modern living, the room enjoys a large double-glazed bay window overlooking the front garden, creating a bright and airy atmosphere throughout the day.

The chimney breast has been thoughtfully designed to accommodate a contemporary media wall arrangement with space for an inset television with an electric fire beneath.

Practical fitted cabinetry sits to both sides of the chimney breast, complete with feature micro spotlights above. The fitted cupboard to the left-hand side benefits from HDMI routing and power connections, allowing media devices to be discreetly concealed for a clean and uncluttered finish.

First Floor Accommodation

The first-floor landing is neutrally decorated and provides access to two generous bedrooms and the house bathroom.

Principal Bedroom

A spacious and well-presented principal bedroom enjoying a large double-glazed bay window to the front elevation. The room benefits from fitted wardrobes, one of the doors incorporates a mirrored glass door together with useful shelving space, providing excellent storage whilst maintaining a bright and spacious feel.

Bedroom Two

A particularly good-sized second bedroom which is again neutrally decorated and enjoys a pleasant outlook over the rear garden and beyond through a double-glazed window.

Bathroom

The bathroom is fully tiled and fitted with a corner shower enclosure, pedestal wash basin and low-level WC. A frosted double glazed window provides natural light and ventilation whilst maintaining privacy. The neutral finish creates a clean and timeless appearance, making this a practical and attractive room for daily use.

Living in Meanwood

Meanwood has become a desirable north Leeds suburb and it is easy to understand why.

Combining excellent amenities, independent businesses, beautiful green spaces and superb connectivity, Meanwood offers a lifestyle that appeals to professionals, families and downsizers alike.

The vibrant Meanwood Centre is moments away and offers an excellent range of everyday amenities including both Waitrose and Aldi, allowing residents to choose from premium and value shopping options within minutes of home.

Meanwood is renowned for its thriving independent cafe and restaurant culture. Popular local establishments include cafes, independent coffee shops, bars, restaurants and traditional pubs, creating a genuine community atmosphere rarely found so close to a major city centre.

Residents on the door step can enjoy spending time at the ever-popular Meanwood Tavern, Zucco, Terminus Tap Room and slightly further afield The Myrtle Tavern which over looks Meanwood Cricket Club offering a village feel atmosphere.

Meanwood Park & Green Spaces

One of Meanwood's greatest attractions is the abundance of greenery surrounding the area.

Meanwood Park is a beautiful open green space featuring mature trees, extensive grassed areas, children's play facilities and access to the famous Meanwood Valley Trail.

The park becomes particularly attractive during the spring and summer months when residents can enjoy picnics, dog walks, jogging routes and family days out in a wonderfully leafy setting.

The Meanwood Valley Trail offers miles of scenic walking and cycling routes stretching through woodland and green areas whilst remaining remarkably close to Leeds city centre.

Connectivity & Leisure

Meanwood's location offers excellent connectivity throughout Leeds and beyond.

The Leeds Ring Road is easily accessible, providing convenient routes towards North Leeds, East Leeds, West Leeds and the wider motorway network.

For those with an active lifestyle, Meanwood benefits from several fitness facilities including a nearby David Lloyd Leisure Club, gyms, sports clubs and outdoor recreational opportunities, making it easy to maintain a healthy and active lifestyle.

Summary

Offering stylish accommodation, excellent outdoor space, a detached garage, driveway parking and a highly desirable Meanwood location, this attractive chain-free home presents a wonderful opportunity for a wide range of buyers. Viewing is strongly recommended to fully appreciate everything this superb home has to offer.

Important Information

TENURE - Freehold

Council Tax Band B.

No Onward Chain.



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 any giftor) 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 giftor(s). 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).

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.

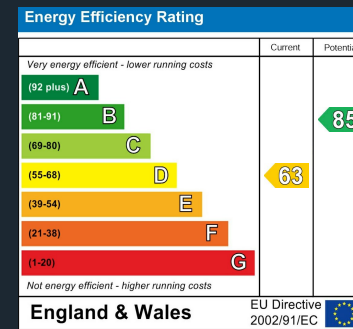
3. Measurements: These approximate room sizes are only intended as general guidance.

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

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

Local Authority
Leeds City Council

Council Tax Band
B



Ground Floor

First Floor

Total Area: 67.6 m² ... 727 ft²

All measurements are approximate and for display purposes only





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