



CORNERSTONE

# 2 Monk Bridge Drive, Meanwood, Leeds, LS6 4HU



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# 2 Monk Bridge Drive

## £255,000

BEST & FINAL OFFERS 4PM WEDNESDAY 22ND MARCH 2023.

Cornerstone are delighted to offer for sale this well presented and characterful two bedroom semi detached bungalow situated in this popular location of Meanwood.

The property comprises externally a front garden, driveway, rear garden and a summer house.

Internally the property has a porch with utility area, kitchen, sitting room/dining room with a fixed ladder to the attic, principal bedroom with French doors into the rear garden, bedroom two and a bathroom.

The property is surrounded by many amenities throughout Meanwood's busy parades. These amenities including a Waitrose Home and Food hall and a number of popular retailers at the Northside Retail Park including an Aldi.

Meanwood has a number of popular cafes, bars, pubs and restaurants. Headingley is also only a short walk, again offering an abundance of amenities.

The city centre can be accessed with ease from this location being approximately two miles away.

We expect this property to be extremely popular given its location, character, charm and finish.

### **PORCH**

You enter the property through a timber door. A number of double glazed windows allow plenty of natural light in and offer a view out over the driveway and front garden. The porch has plumbing for a washing machine and a handy worktop above. You enter the kitchen through a uPVC door.

### **KITCHEN**

A lovely kitchen that has plenty of cupboard space with neutral worktops. The kitchen utilities comprise a one and a half sink with drainer with a window above. Integrated oven, four gas ring hob with an extractor above and space for a dish washer. The kitchen is neutrally decorated with an exposed timber floor. The kitchen flows into the hallway that leads to the sitting room/dining room, principal bedroom, bedroom two and the bathroom.

### **SITTING ROOM/DINING ROOM**

A good size sitting/dining room that is decorated in modern tones with a painted feature wall. A large window exists to the front elevation, a log burning stove, exposed timber floor and a fixed ladder to the attic.

## ATTIC

A brilliant attic space that is neutrally decorated with a sky light window that offers a great view over part of Meanwood. The attic has exposed timber beams, storage and a sliding floor/ceiling door to conceal it from the sitting room/dining room.

## PRINCIPAL BEDROOM

A lovely bedroom that has French doors out into the rear garden. The principal bedroom is neutrally decorated with a papered feature wall and an exposed timber floor.

## BEDROOM TWO

A spacious second bedroom that is decorated in neutral tones with an exposed timber floor and a window to the rear elevation with a view out over the rear garden.

## BATHROOM

The bathroom comprises a large corner bath with a rain dance shower above, second shower hose and a glass screen, A wash basin, toilet and a chrome towel radiator exist. A frosted window allows natural light in and the bathroom is partially tiled.

## FRONT GARDEN & DRIVEWAY

The front garden comprises a large border full of mature plants and trees. A gated driveway offers off road parking. The driveway leads to give access down the side of the property to the rear garden.

## REAR GARDEN

A spacious rear garden that comprises a timber decked area, lawn with a number of borders and a wild life pond. A summer house with storage exists at the bottom of the garden.

## SUMMER HOUSE

An amazing summer house that is accessed by French doors. Internally it is neutrally decorated with lighting and electricity. Internally sliding doors open to reveal a great area for storage. The summer house has an area for storing wood for your log burning stove and a storage area. The storage area is perfect for bike storage.

## IMPORTANT INFORMATION

TENURE - FREEHOLD.

Council Tax Band B.

1. Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - Purchasers will be asked to produce original or certified identification and evidence of address documentation. We carry out an electronic anti-money laundering checks on all buyers. We use a risk-based approach to determine the level of detail we apply when looking at each individual purchaser. Therefore, we may require additional documentation or information. If you conclude a sale subject to contract, you understand we shall carry out electronic anti-money laundering checks. This is not a credit check and will not affect your credit file but may show on your credit search file.

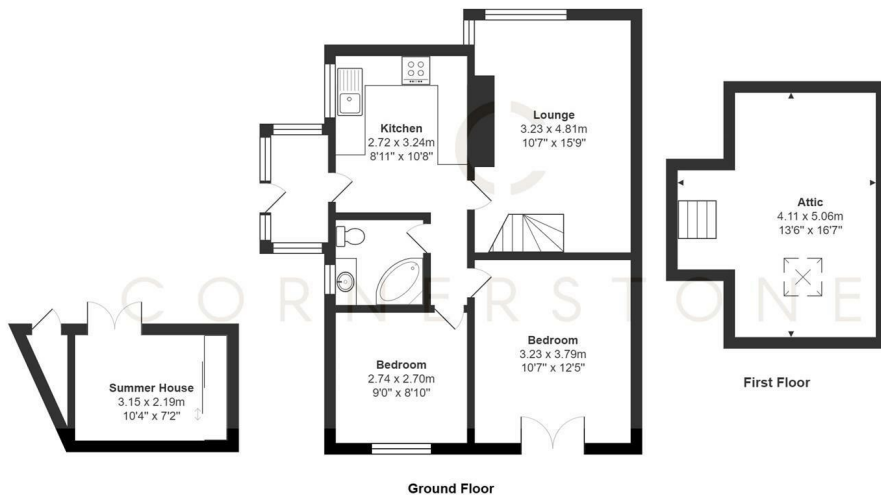
2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.



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 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.

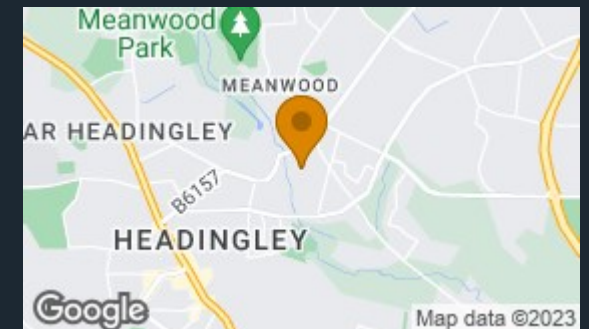
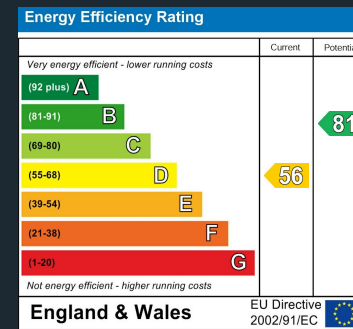


Total Area: 71.6 m<sup>2</sup> ... 770 ft<sup>2</sup> (excluding summer house)  
All measurements are approximate and for display purposes only

Local Authority

Council Tax Band

B





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