CORNERSTONE

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







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81 Monk Bridge Road

Guide Price £265,000

Introduction

The first viewings will be Saturday 21st November 2026 by appointment only.

Cornerstone are delighted to offer for sale this two bedroom semi detached home on a generous plot, just moments' walk from the centre of Meanwood and Waitrose.

Curved bay windows on both floors give the house its character, and a broad paved terrace provides space to dine outdoors. A brand new combination boiler was installed in November 2026, and the property is offered with no onward chain.

Living in Meanwood

Meanwood has a village feel, with shops, cafes and neighbourhood pubs clustered around its centre. Alongside Waitrose on Green Road, there's Aldi at the Northside Retail Park for the weekly shop.

You can meet friends for coffee at Opposite on Stonegate Road or head to the Meanwood Tavern for a sourdough pizza. Meanwood Church of England Primary School is also on Green Road.

Meanwood Park is close by, with paths beside Meanwood Beck, woodland, meadows, a playground and tennis courts. Three Cottages Cafe is a handy stop in the park, and the Meanwood Valley Trail leads north through the valley towards Golden Acre Park. The woodland gardens at The Hollies and the paths along Woodhouse Ridge offer more places to explore close to home.

Leeds City Centre

Direct buses from Green Road and Meanwood Road connect Leeds city centre, putting the business district and university campuses within easy reach. You can browse the Victoria Quarter's covered arcades, shop at Trinity Leeds or pick up lunch at Kirkgate Market. In the evening, heading into Leeds is real treat for either dinner or a show at Leeds Grand Theatre.

Leeds railway station offers direct services to York, Manchester and London.

Ground Floor

Double metal gates open onto a paved approach alongside the gravelled front garden. The path leads to a glazed side porch/entrance vestibule with a tiled floor and ample space for shoes and coats. Inside, a short passage at the foot of the stairs connects the sitting room and dining kitchen.

The front sitting room has a wide, curved double glazed bay window looking out over the front garden. A picture rail and a fireplace with a pale surround give the room character, and there's space for a sofa and armchairs.

At the rear, the dining kitchen has light wood effect cabinetry, dark contrasting worktops, tiled splash backs and a tiled floor. A built in oven sits beneath the gas hob, and there's room for a washing machine, a freestanding fridge freezer and a table for four. The sink sits beneath a window overlooking the rear garden, and an understairs cupboard provides extra storage. The brand new boiler is also found in the dining kitchen.

First Floor

The principal bedroom is a generous double with a picture rail and a curved double glazed bay wide enough for a reading chair. The main bedroom has plenty of room for bedroom furniture and also benefits from fitted wardrobes.

Bedroom two has a side and rear double glazed window letting in plenty of natural light.

The shower room has a curved corner enclosure, a pedestal washbasin and a W.C. Warm toned wall tiles are finished with a mosaic border, and an obscured double glazed window brings in daylight. There is also a chrome heated towel rail.

Gardens

Paving continues along the side of the house to the enclosed rear garden. A raised terrace has room for outdoor dining, and gravelled areas offer space for pots and planting with little upkeep. A timber shed provides outdoor storage, and mature trees beyond the fence give the garden a leafy backdrop.

To Conclude

A brilliant home in this most popular of suburbs. Viewing is highly recommended.

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

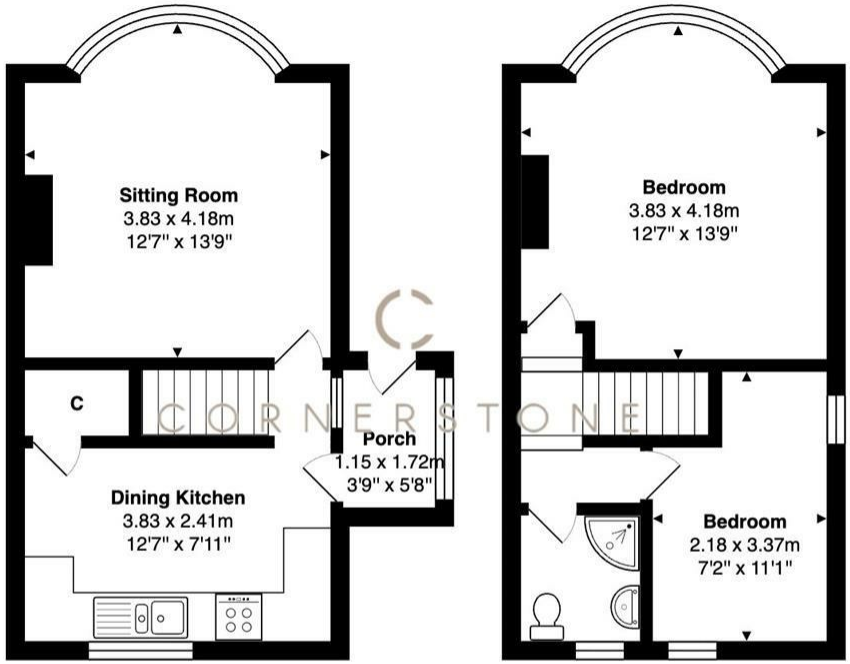












Ground Floor **First Floor**

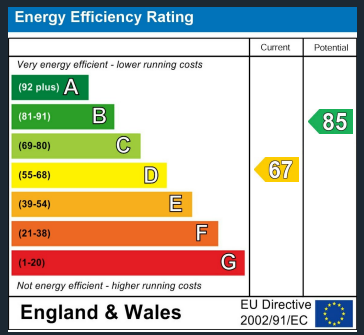
Total Area: 58.4 m² ... 629 ft²

All measurements are approximate and for display purposes only

contract; the matters referred to in these particulars should be independently verified by prospective buyers. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Sales & Lettings nor any of its employees or agents has any authority to make or give any representation or warranty about this property.

Local Authority
Leeds City Council

Council Tax Band
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The Property Ombudsman







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