

21 WOODLEA HALL WOODLEA DRIVE  
LEEDS, LS6 4SZ

£299,950  
LEASEHOLD

A charming stone cottage on Woodlea Drive, sold discreetly off-market, showcasing timeless character and exceptional appeal

MONROE

SELLERS OF THE FINEST HOMES

## 21 WOODLEA HALL WOODLEA

- SOLD OFF MARKET • Charming cottage • Two bedrooms • One bathroom • Open-plan kitchen living diner • Allocated parking • Balcony • Private terrace • Access to communal gardens • Amenity rich location



Forming part of the beautiful and historic Woodlea Hall, which dates back to the 1800s, this charming stone cottage offers an exceptional blend of period character and modern comfort. The property retains much of the original charm of the Hall, complemented by thoughtfully designed interiors and quality finishes throughout.

Upon entering, you are greeted by a spacious entrance hallway that sets the tone for the home's elegant and inviting atmosphere. The ground floor features a convenient downstairs toilet and an impressive open-plan kitchen, living, and dining area, perfect for modern living and entertaining. This bright and airy space enjoys views across the terrace, creating a seamless connection between indoors and out.

Upstairs, the landing leads to two well-proportioned bedrooms and a stylish modern bathroom. The primary bedroom is particularly special, offering direct access to a private balcony—a lovely spot for a morning coffee or to unwind at the end of the day. Externally, the property enjoys a generous south-facing terrace, ideal for dining al fresco or simply relaxing in the sun, surrounded by the peaceful setting of Woodlea Hall's landscaped grounds.

### ENVIRONS

Situated in the highly sought-after suburb of Meanwood, Leeds, the property benefits from a vibrant

local community and an abundance of amenities. Meanwood offers an array of independent cafés, restaurants, and shops, along with excellent schools and scenic walking trails through Meanwood Park and the Meanwood Valley Trail. The nearby areas of Chapel Allerton and Headingley provide even more leisure and dining options, while Leeds city centre is easily accessible, offering a perfect balance between urban convenience and leafy tranquility.

### TENURE

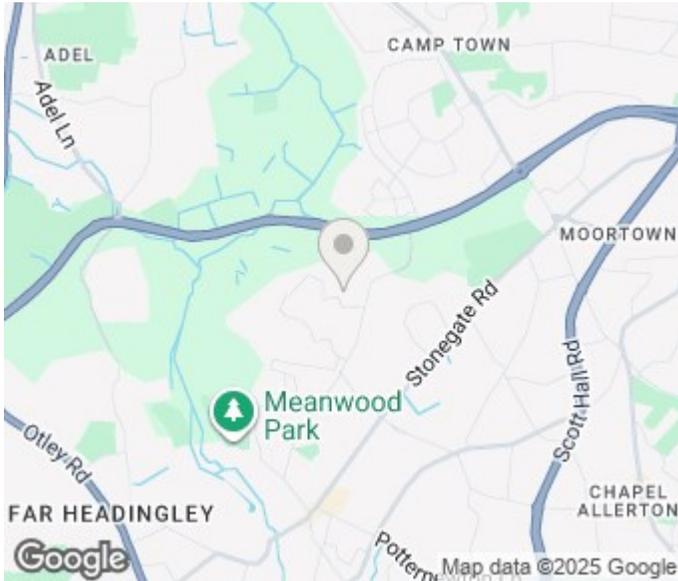
We are advised that the property is leasehold.

### SERVICES

We are advised that the property benefits from mains gas, electrics and water

# 21 WOODLEA HALL WOODLEA





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			81
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Land & New Homes  
 1-3 The Avenue  
 Alwoodley  
 Leeds  
 West Yorkshire  
 LS17 7BD

0113 350 1444  
 landandnewhomes@monroestateagents.cc  
 www.monroestateagents.com

MONROE

SELLERS OF THE FINEST HOMES