



## 2 WOODLEA LANE

LS6 4SX

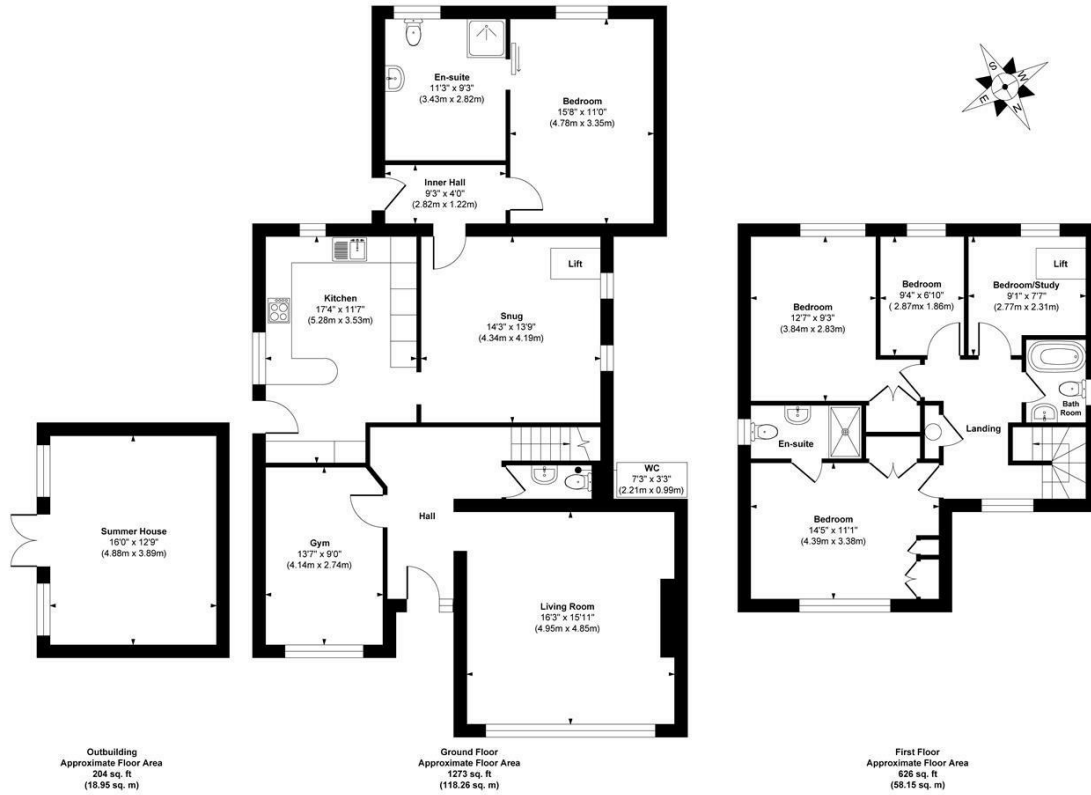
£650,000  
FREEHOLD

Nestled in a prime location within the sought-after Meanwood area, this expansive and versatile residence on Woodlea Lane offers an exceptional living experience. Spanning over 2,100 square feet (including outbuildings), the property is thoughtfully designed to accommodate modern family life, featuring a unique ground-floor guest wing, dedicated wellness spaces, and the rare convenience of an internal lift.

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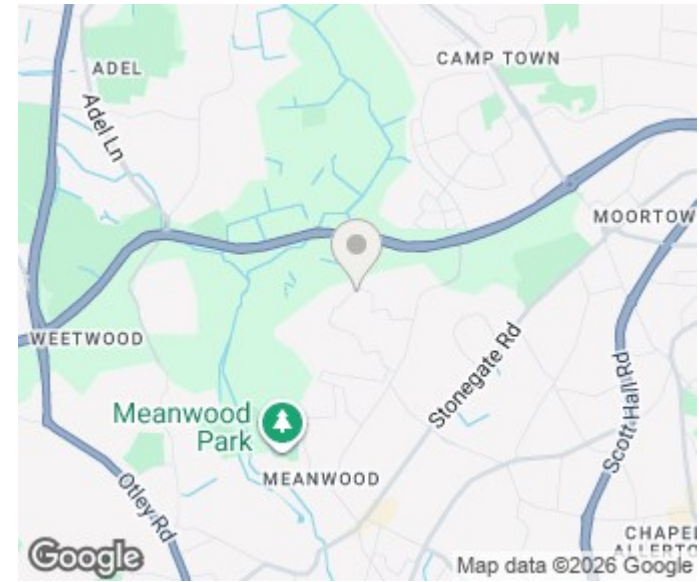
## Woodlea Lane, Meanwood



**Approx. Gross Internal Floor Area 2103 sq. ft / 195.36 sq. m (Including Outbuilding)**

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<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

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