



22 PARKLAND CRESCENT

LEEDS, LS6 4PR

£465,000
FREEHOLD

Attention growing families! Modern three-bedroom semi-detached in sought-after Meanwood. Stylish interiors, excellent school catchment, close to shops and transport, with a private garden for outdoor living.

MONROE

SELLERS OF THE FINEST HOMES

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- Prime North Leeds location
- Land at the front is to be landscaped, privatized, and converted into parking
- Detached garage
- Cul De Sac
- Close to local amenities
- Modern Finish
- Fantastic School Catchment
- Flooded with Natural Light
- Vendor secure onward purchase chain free
- Quiet Location



Parkland Crescent

Monroe is delighted to introduce this modern character home, beautifully positioned in a highly sought-after Meanwood location. Packed with charm and upgraded by the current owners, this three-bedroom semi-detached property combines contemporary comfort with unique period features, including exposed beams and stylish interiors throughout.

Lovingly maintained, the home benefits from recent works to the roof and guttering, double-glazed windows, and a large family bathroom with luxurious underfloor heating. The light and spacious living areas provide the perfect setting for everyday family life, while the modern kitchen offers both practicality and style.

Upstairs, three well-proportioned bedrooms make this an ideal home for a growing family. Outside, the private rear garden offers a peaceful retreat for relaxing and entertaining.

To the front, the property offers ample off-street parking and a rare opportunity: the land here is not subject to any tree protection orders, to the seller's knowledge, meaning buyers have endless possibilities. Neighbours have used similar spaces in a variety of ways—from extending their homes, to creating additional parking, to landscaping the area as a second garden or secure children's play space. Some have

installed fencing to create greater privacy, giving buyers flexibility to shape the space to suit their lifestyle (subject to any necessary planning permissions).

Located within an excellent school catchment and just moments from shops, cafés, green spaces, and transport links, this home offers the perfect balance of convenience, character, and modern living.

With its prime position, thoughtful upgrades, versatile outdoor space, and move-in-ready finish, this standout Meanwood home is sure to generate high levels of interest. Early viewing is strongly recommended.

Environs

Located between Headingley, Meanwood and Weetwood. Waitrose, Sainsbury's, shopping parades, bars and restaurants and a cinema are all within walking distance. The property is also perfectly situated for access to the beautiful Meanwood Park (there is a direct footpath alongside the cul-de-sac opposite) and the Hollies. There are regular transport links to Leeds City Centre via the A660, or alternatively Meanwood Road.

SERVICES

We are advised that the property has mains water, electricity, drainage and gas.

LOCAL AUTHORITY

Leeds City Council

TENURE

We are advised that the property is Freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the exclusive selling agent Monroe Estate Agents

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ADDITIONAL INFORMATION

Local Authority – Leeds City

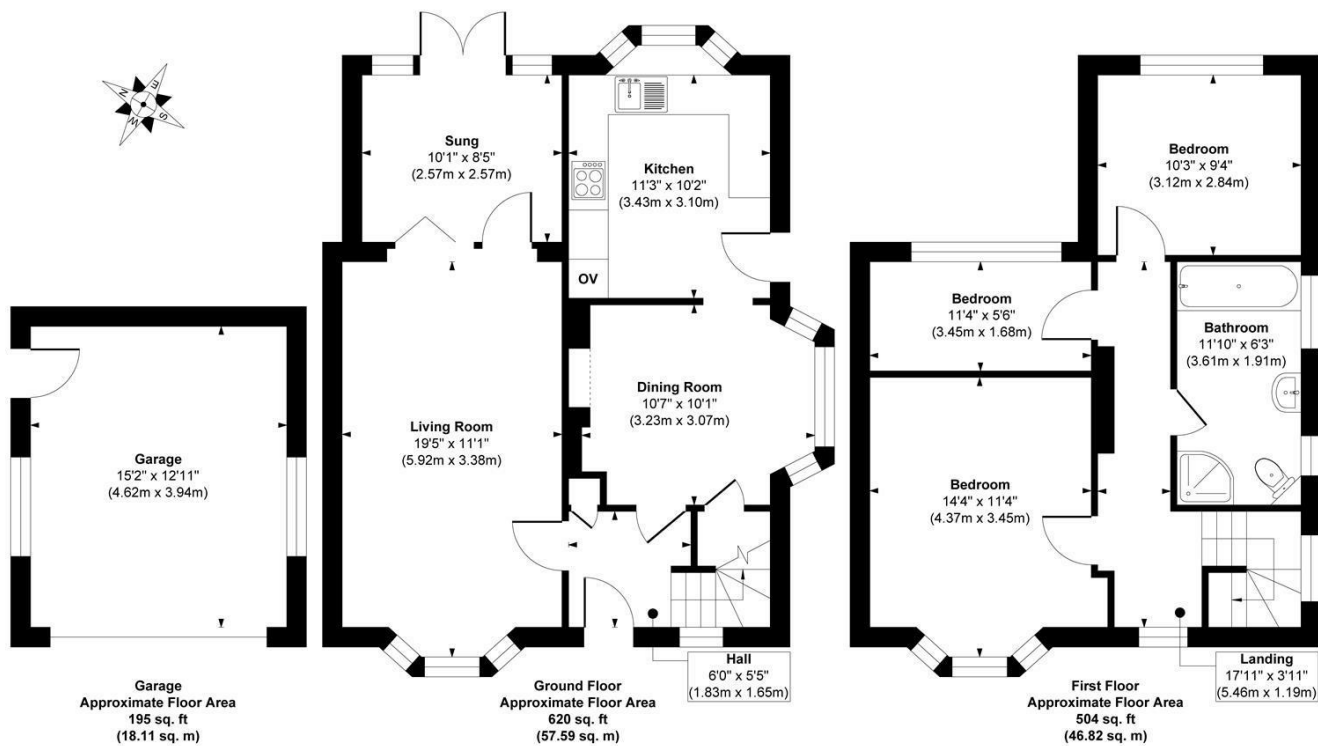
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 1319.00 sq ft

Tenure – Freehold

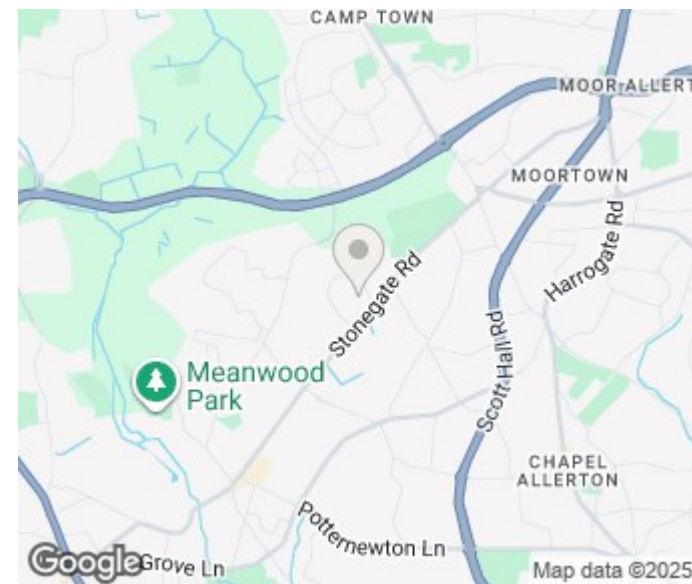




Approx. Gross Internal Floor Area 1319 sq. ft / 122.52 sq. m (Including Garage)

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		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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