



## 22 PARKLAND CRESCENT LEEDS, LS6 4PR

£465,000  
FREEHOLD

Stylish & Spacious 3-Bed Family Home in Highly Desirable Meanwood

Attention growing families and savvy buyers! This beautifully updated three-bedroom semi-detached character home is perfectly positioned in one of Meanwood's most sought-after streets — combining contemporary comfort with period charm.

Featuring light-filled living spaces and flexible room layouts, the property has been thoughtfully improved by its current owners and offers a move-in-ready finish throughout — ideal for families looking for convenience, style, and space and development potential.

MONROE

SELLERS OF THE FINEST HOMES

## 22 PARKLAND CRESCENT

- 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 present this stunning three-bedroom semi-detached home, beautifully situated in one of Meanwood's most desirable locations. Brimming with charm and character, yet thoughtfully upgraded by the current owners, this property effortlessly blends period features, such as exposed beams, with modern, stylish interiors throughout.

Lovingly maintained 1930s home benefits from recent roof and guttering works, double-glazed windows, and a large family bathroom with luxurious underfloor heating. The light-filled, spacious living areas provide an ideal setting for everyday family life, while the modern kitchen combines practicality with contemporary style.

Upstairs, three well-proportioned bedrooms make this a perfect home for a growing family. Outside, the private rear garden offers a peaceful retreat for relaxing, entertaining, or alfresco dining. To the front, the property boasts ample off-street parking and a rare opportunity: the land is not subject to tree protection orders, offering endless possibilities for extension, landscaping, additional parking, or a secure children's play area, subject to planning permission.

Set within an excellent school catchment and just moments from local shops, cafés, green spaces, and transport links, this home delivers the perfect balance

of convenience, character, and modern living.

Positioned between Headingley and Moortown, residents enjoy easy access to Waitrose, Sainsbury's, shopping parades, bars, restaurants, and lots more. Meanwood Park is within walking distance via direct footpaths, while regular transport links via the A660 or Meanwood Road make commuting into Leeds City Centre straightforward.

With its prime location, versatile outdoor space, thoughtful upgrades, and move-in-ready condition, this standout Meanwood home is sure to attract significant 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

**22 PARKLAND CRESCENT**





# 22 PARKLAND CRESCENT



## ADDITIONAL INFORMATION

**Local Authority** – Leeds City

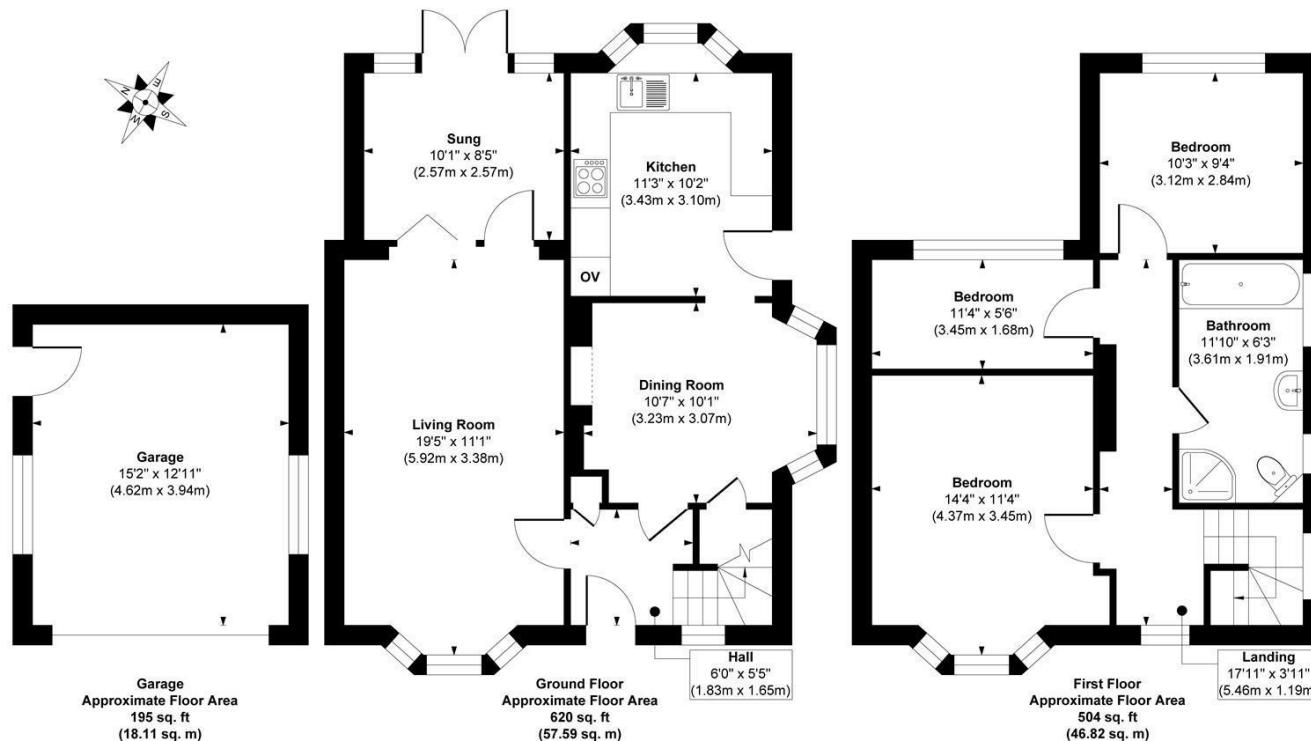
**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – 1319.00 sq ft

**Tenure** – Freehold





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		69	
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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