



**21 Monk Bridge Street, Meanwood, Leeds, LS6 4HL**

**£170,000**

Superb location - Requiring some updating. A four bedroom through terrace. UPVC double glazed and gas central heating system, EPC rating - D.

Accommodation includes ground floor breakfast kitchen now requiring updating. Lounge and double bedroom on the first floor, second floor with double and single bedrooms, bathroom requiring updating. Large third floor loft bedroom.

The property is well located in Meanwood with strong road links into Leeds city centre and Headingley. Offering walking distance to popular shops, cafes, restaurants and both Aldi and Waitrose supermarkets.



## GROUND FLOOR

uPVC double glazed door into:

### KITCHEN

13'1" x 12'1" (4.0m x 3.7m)



Wall mounted gas-fired 'combi' central and water heating boiler, uPVC double glazed window

### REAR HALLWAY

Door to store room, staircase to upper floors

## FIRST FLOOR

### LOUNGE

12'5" x 12'9" (3.8m x 3.9m)



uPVC double glazed door leading to rear courtyard, uPVC double glazed window

### INNER HALL

Staircase to second floor

## BEDROOM 1

12'9" x 12'1" (3.9m x 3.7m)



uPVC double glazed window

## SECOND FLOOR

### LANDING

Door to staircase to third floor and cupboard

## BEDROOM 2

12'5" x 12'1" (3.8m x 3.7m)



uPVC double glazed window



### BEDROOM 3

10'2" x 7'6" (3.1m x 2.3m)



### BATHROOM

Requires updating - panel bath and low WC, pedestal washbasin, uPVC double glazed window

### THIRD FLOOR

### BEDROOM 4

20'0" x 12'1" (6.1m x 3.7m)



uPVC double glazed window to rear and Velux window

### OUTSIDE



Paved courtyard to rear

### REAR VIEW



### TENURE

Freehold

### HOW TO GET THERE

From our office on Harrogate Road turn west along Street Lane, continue over Scott Hall Road and take the 2nd left at the roundabout on to Stonegate Road. Turn right on to Monk Bridge Road where Monk Bridge Street will be found a short distance along on the left hand side

### VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

### GENERAL

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point which is of particular importance then let us know and we will verify it for you. These particulars do not constitute a contract or part of a contract.



FIXTURES & FITTINGS

The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order.

INTERNAL PHOTOGRAPHS

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

MEASUREMENTS

All measurements quoted are approximate.

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