



Moore than an
estate agent...



**52 Bentley Lane, Meanwood,
Leeds, LS6 4AJ**

Guide Price £230,000

This NEWLY DECORATED FOUR BEDROOM VICTORIAN TERRACE HOUSE is situated within easy walking distance of all the shops and amenities in Meanwood, and less than five minutes' walk from the Meanwood Valley Trail giving access into Meanwood Park and onto Woodhouse Ridge and into town. Previously let as a House in Multiple Occupation and still retaining emergency lighting and self-closers to the doors, this spacious property would make a superb home for FIRST TIME BUYERS wanting to live in this highly sought-after area. Benefiting from GAS CENTRAL HEATING (with a recently installed Worcester Bosch combi boiler) and uPVC DOUBLE GLAZING, the accommodation briefly comprises an entrance hall, lounge with bay, dining kitchen, good sized cellars under most of the ground floor with a rear door to the yard, two first floor double bedrooms, a NEWLY INSTALLED BATHROOM on the mezzanine and two further double attic bedrooms, both with dormer windows. The furnishings are available by separate negotiation. IMMEDIATE VACANT POSSESSION and NO UPWARD CHAIN.

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GROUND FLOOR

ENTRANCE HALL

With access to the lounge and dining kitchen and stairs off to the first floor.

LOUNGE

4.78m x 3.17m (15'8" x 10'4") into bay

Having a bay window to the front, grey laminate flooring, ornate cornice to the ceiling, centre light point and TV aerial/digital connection points.

DINING KITCHEN

4.55m x 3.77m (14'11" x 12'4")

Fitted with modern gloss finished base and wall cupboards with chrome handles and contrasting black marble-effect laminate work surfaces with splash tiling, and an inset stainless steel sink unit with single drainer. Plumbing for automatic washer, plenty of space for any size fridge/freezer (two side by side at present) and under-unit oven and hob recessed into the chimney breast with steel splashback. Cornice to ceiling, wood grain laminate flooring, rear door to the yard and access down to the basement.

BASEMENT

The rear basement area has a good ceiling height extending under the dining kitchen and has an external uPVC door and window leading to steps up to the rear yard - access for bikes, etc. There is a small boiler room off the basement with a combi gas central heating boiler.

The front basement has a similar height over one third of the area, with a more limited ceiling height to the remainder of the room (could be excavated). This area would be practical for storage.

FIRST FLOOR

BEDROOM ONE

4.34m x 3.96m (14'2" x 12'11")

Situated to the front with cornice to ceiling and centre light point.

BEDROOM TWO

4.54m x 2.64m (14'10" x 8'7")

Having built-in double wardrobe with sliding mirror-fronted doors and centre light point. Aspect over the rear.

BATHROOM/WC

Located on a mezzanine level between the first and second floors, having a NEW INSTALLED white suite comprising a panelled bath with over-bath electric shower, glass screen and splash tiling, vanity unit and washbasin with waterfall tap, low level wc, extractor fan and an external window to the rear.

SECOND FLOOR

BEDROOM THREE

4.36m x 2.72m (14'3" x 8'11") plus 1.21m (3'11") deep dormer window

This has the original Victorian 'walk-in' dormer which adds character to this spacious room.

BEDROOM FOUR

4.62m x 2.66m (15'1" x 8'8")

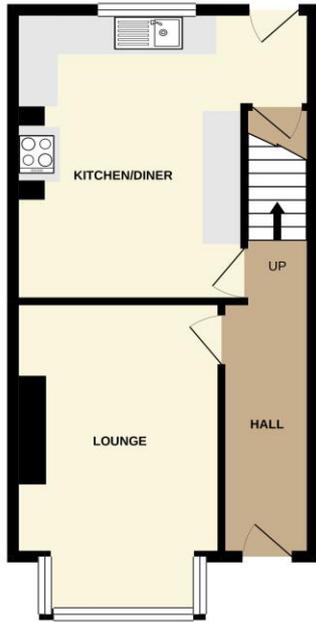
Situated to the rear having a modern, large, dormer window.

OUTSIDE

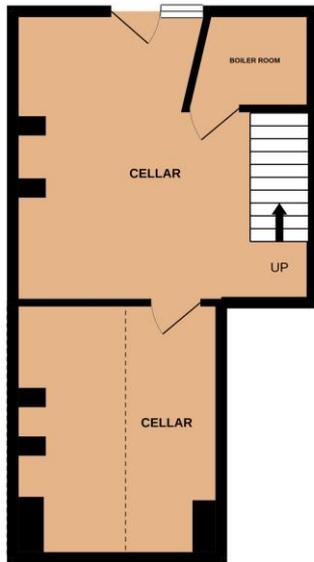
There is a small forecourt and a rear yard leading out onto a service road. The rear yard is west facing and enjoys the afternoon and evening sunshine. There is unrestricted on-street car parking.



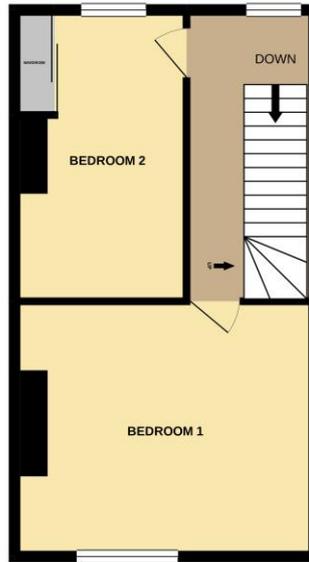
GROUND FLOOR



BASEMENT



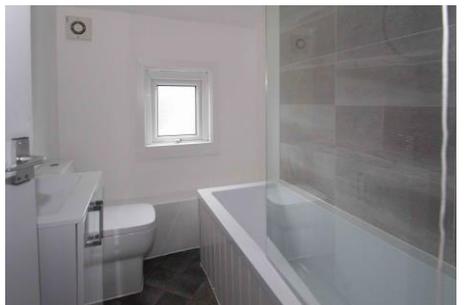
1ST FLOOR



2ND FLOOR

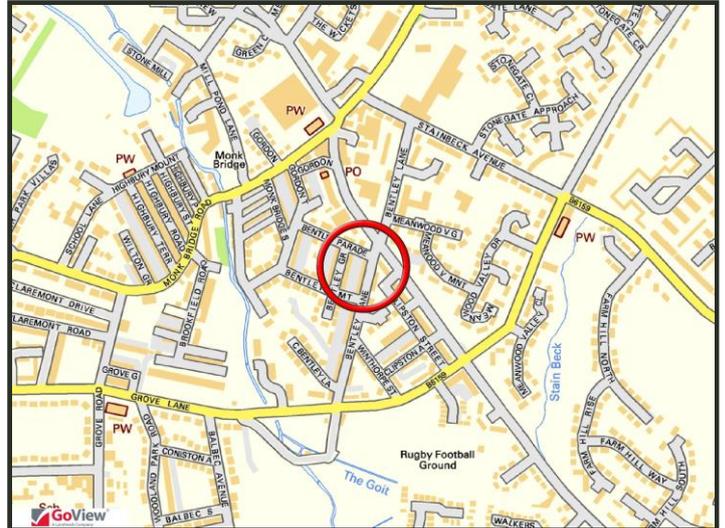
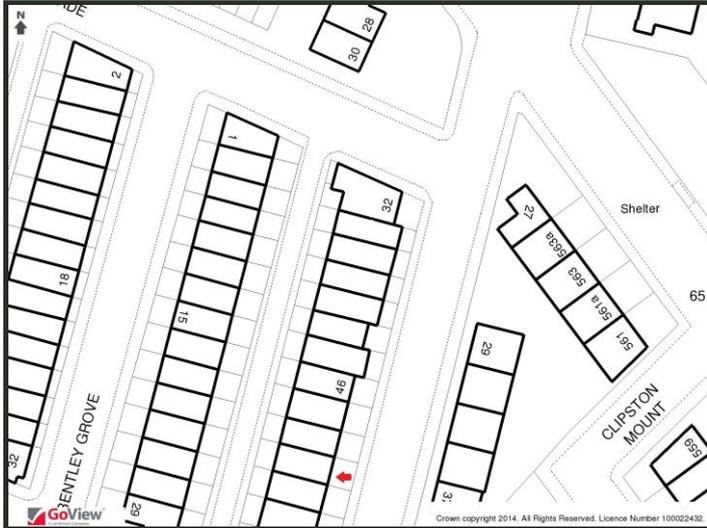


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Moore than an estate agent...



DIRECTIONS

From the centre of Meanwood, by Waitrose at the junction with Meanwood Road, Stonegate Road and Green Road, proceed east towards Leeds along Meanwood Road and just after the Medical Centre on your left turn right into Bentley Lane where this property can be found on the left-hand side.

TENURE

Freehold.

SERVICES

Mains gas, electricity, water and drainage are connected and were working at the time of our inspection.

APPLIANCES

Please note that if any appliances are included in the sale these will not have been tested by Moores Estate Agency and we provide no warranty or guarantee thereon.

COUNCIL TAX BAND

Band C.

VIEWING ARRANGEMENTS

Please contact our Leeds office.

OFFICE HOURS

The office is open 9am – 5.30pm Monday to Friday, 9am – 5pm Saturday, and 10.30am – 4pm on Sunday. Escorted viewings and free valuations can also be conducted outside these hours by arrangement.

PURCHASING PROCEDURE

Once you are interested in purchasing this property please contact our office to make your offer and register your interest. This should be done before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

SALES PARTICULARS

Version No 1/JM.

Energy Performance Certificate HM Government

52, Bentley Lane, LEEDS, LS6 4AJ

Dwelling type: Mid-terrace house Reference number: 8000-5924-8729-7496-4213
 Date of assessment: 12 February 2019 Type of assessment: RdSAR, existing dwelling
 Date of certificate: 13 February 2019 Total floor area: 111 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,447
Over 3 years you could save	£ 468

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 222 over 3 years	£ 222 over 3 years	You could save £ 468 over 3 years
Heating	£ 2,949 over 3 years	£ 2,568 over 3 years	
Hot Water	£ 276 over 3 years	£ 189 over 3 years	
Totals	£ 3,447	£ 2,979	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Rating	Current	Potential
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)	61	74
E (39-54)		
F (21-38)		
G (1-20)		

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 189
2 Floor insulation (suspended floor)	£800 - £1,200	£ 189
3 Solar water heating	£4,000 - £6,000	£ 87

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4



PROPERTY MISDESCRIPTIONS ACT 1991 – PLEASE NOTE CAREFULLY

These particulars have been prepared for guidance only. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale,