



19 Woodlea Grove, Meanwood  
£520,000

**ALAN COOKE**  
SALES & LETTINGS

UNEXPECTEDLY BACK ON THE MARKET DUE TO CHAIN COLLAPSE - FULL VIDEO TOUR AVAILABLE - CUL DE SAC LOCATION – MOVE IN CONDITION – OPEN PLAN FAMILY LIVING SPACE – EXTENDED – FOUR DOUBLE BEDROOM – TWO BATHROOM – TWO GUEST WC'S - SUBSTANTIALLY EXTENDED TO THE GROUND AND FIRST FLOOR - NO ONWARD CHAIN

Situated in this quiet cul de sac this stunning, family home has been extended to create a well-proportioned house which is in move in condition. With gas central heating system and Upvc double glazing the property comprises: Spacious entrance hall, downstairs guest wc with white suite, utility room which is plumbed for washing machine. The fitted dining kitchen has built in appliances. The spacious living room is a fabulous reception room which leads into the dining room which is also a large room. The extended family room can either offer open plan living or be closed off by double doors. The additional reception rooms allow for versatile living space, ideal for family living. The garage has been partially converted to create an ideal home office/teenager space which has its own guest wc. To the first floor the master bedroom has an extensive range of built in wardrobes and an en-suite shower room which is contemporary. Bedroom two is a substantially extended bedroom to create a massive room which an attractive pitched ceiling. Bedrooms three and four are also well-proportioned bedrooms. To the rear is a fully enclosed rear garden with a patio area and plenty of lawned area making this a great

choice for a growing family. To the front is a double driveway leading to the garage space which is ideal for storage. An internal viewing is essential to appreciate this property

#### AREA GUIDE

Nestled in this quiet cul de sac, this property has the added advantage of being located within walking distance to the park The Woodlea development has long since proved a popular location with professionals and families offering access to a lovely onsite playground, there is also the bridal path which has access into Meanwood Park and onto

The Hollies for fantastic walks all year round. The Woodlea development is also within the catchment area for excellent local primary and high schools. David Lloyd sports and leisure centre is just a short walk away as offers easy access to the commercial heart of Leeds City and Leeds outer Ring Road.



15a Stonegate Road, Meanwood, Leeds, West Yorkshire, LS6 4HZ

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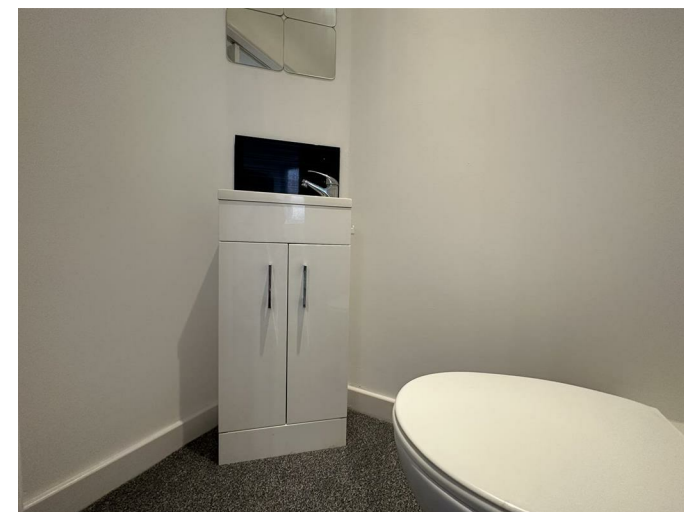
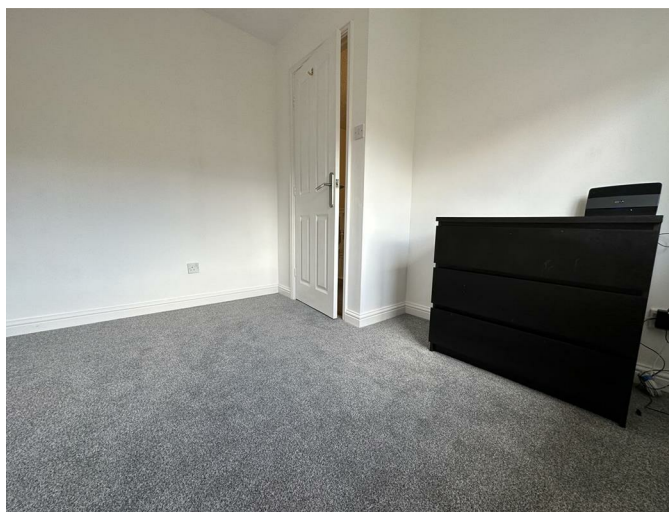
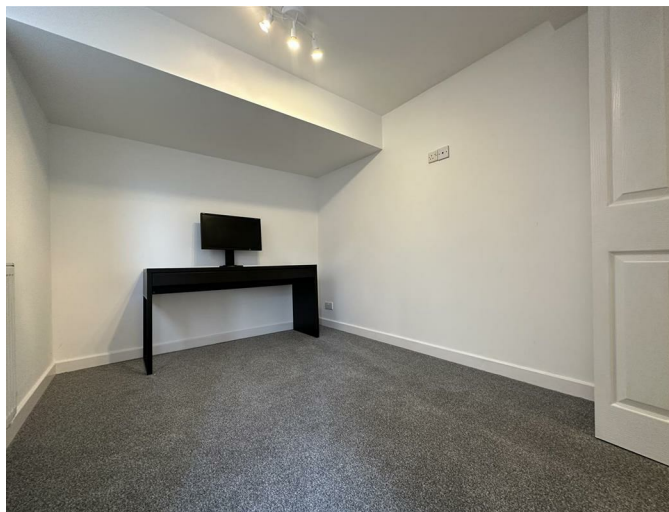
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#### **COMPANY INFO**

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460

#### **COUNCIL TAX BAND**

BAND E

#### **EPC**

The EPC graph (shown above) has been prepared by an external company on our behalf and is a document wherein we have no responsibility

#### **EPC RATING**

TBC

### FIXTURES AND FITTINGS

NONE OF THE SERVICES OR FITTINGS AND EQUIPMENT HAVE BEEN TESTED AND NO WARRANTIES OF ANY KIND CAN BE GIVEN, ACCORDINGLY, PROSPECTIVE PURCHASERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.

THE SELLER DOES NOT INCLUDE IN THE SALE ANY CARPETS, LIGHT FITTINGS, FLOOR COVERINGS, CURTAINS, BLINDS, FURNISHINGS, ELECTRIC/GAS APPLIANCES (WHETHER CONNECTED OR NOT) OR ANY OTHER FIXTURES AND FITTINGS UNLESS EXPRESSLY MENTIONED IN THESE PARTICULARS AS FORMING PART OF THE SALE.

### FLOORPLANS

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Not to scale, and to be used for illustration purposes only

### MEASUREMENTS

MEASUREMENTS: DUE TO THE VARIATIONS AND TOLERANCES IN METRIC AND IMPERIAL MEASUREMENTS. MEASUREMENTS CONTAINED IN THE PARTICULARS MUST NOT BE RELIED UPON FOR ORDERING CARPETS/FURNITURE ETC.THE BOUNDARIES OF THE PROPERTY HAVE NOT BEEN VERIFIED FROM A DEED PLAN; PURCHASERS ARE ADVISED TO MAKE THEIR OWN ENQUIRIES FROM THEIR OWN SOLICITOR BEFORE EXCHANGE OF CONTRACTS.

### TENURE

FREEHOLD

### VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am-1pm Saturday. Alternately, please feel free to leave us a voicemail out of hours with your information and we will call you back.

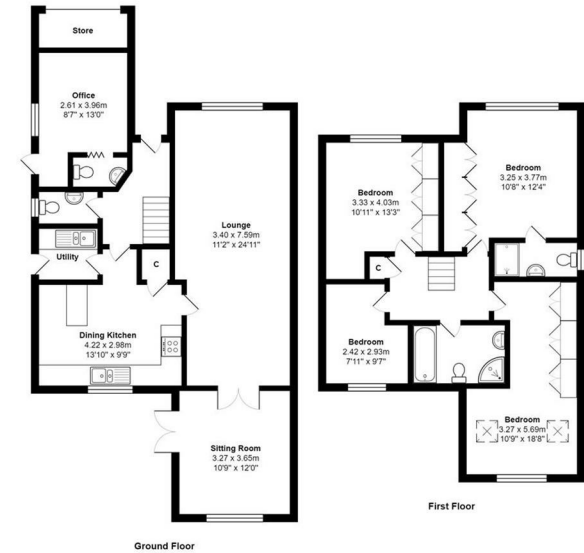
### MOBILE SIGNAL/BROADBAND COVERAGE

PLEASE CLICK ON THE FOLLOWING LINK TO ASSESS COVERAGE FOR THIS PROPERTY

<https://checker.ofcom.org.uk/>

### PROPERTY CONSTRUCTION

The property is purpose built standard construction



Total Area: 143.9 m<sup>2</sup> ... 1549 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

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			
(21-36) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	71	79

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		