



**ALAN COOKE**  
SALES & LETTINGS  
0113 2899 669  
www.alancookenet.co.uk  
**FOR SALE**

23 Sunset Road, Meanwood  
£269,995

**ALAN COOKE**  
SALES & LETTINGS



UNEXPECTEDLEY REMARKETED - NO ONWARD CHAIN - RARELY AVAILABLE BACKING ONTO BEAUTIFUL MEANWOOD PARK - POTENTIAL TO EXTEND - FITTED KITCHEN - GAS COMBI CENTRAL HEATING SYSTEM - PRIVATE REAR GARDEN - INTERNAL VIEWING ESSENTIAL - OFF STREET PARKING - WALKING DISTANCE INTO CENTRAL MEANWOOD AND THE STUNNING MEANWOOD PARK/HOLLIES - EPC RATING D

With gas central heating and Upvc double glazed double glazing this fabulous two bedroom bungalow briefly comprises: Fitted kitchen which is a generous size, living room which is also of generous proportions. Both bedroom one and two are overlooking the garden with park views. Bathroom with shower. To the front is a garden and to the rear is a private garden. \*Subject to any appropriate planning approvals. An internal viewing is essential to fully appreciate this property which offers so much potential. FLOORPLAN & EPC TO FOLLOW - CHECK OUT FULL VIDEO TOUR

#### AREA GUIDE

Enjoying a prime position, this property on Sunset Road is in a fantastic location. Just minutes walk away from the bustling Meanwood 'Centre' which has an array of shops including Asda, Waitrose, Aldi and many more. With restaurants and bars to enjoy yet also minutes walk away from the picturesque Meanwood park and walks round The Hollies the property really has everything you need right on the

door step! There are several local schools within walking distance aswell as being close by to David Lloyd leisure centre

#### TENURE

TBC

#### COUNCIL TAX BAND

BAND B





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

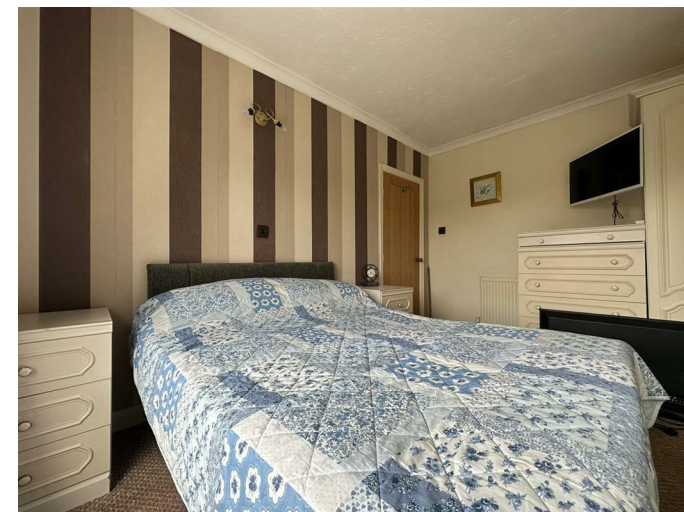
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## COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460

## 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

D

## 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

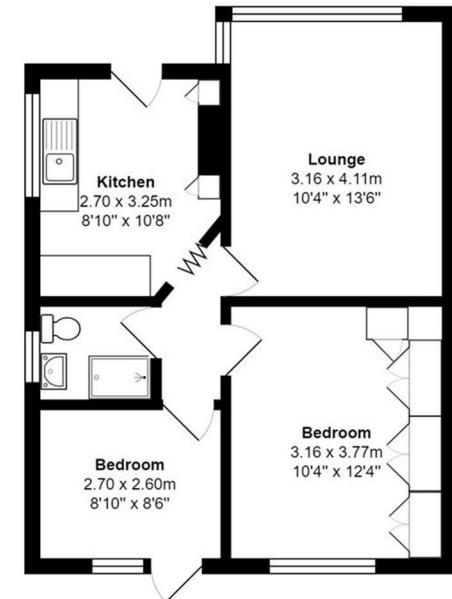
TOLERANCES IN METRIC AND IMPERIAL MEASUREMENTS. MEASUREMENTS CONTAINED IN THE PARTICULARS MUST NOT BE RELIED UPON FOR ORDERING CARPETS/FURNITURE ETC. THE BOUNDARIES OF THE PROPERTY HAVE NOT BEEN VERIFIED FROM A DEED PLAN; PURCHASERS ARE ADVISED TO MAKE THEIR OWN ENQUIRIES FROM THEIR OWN SOLICITOR BEFORE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

## NOT VENDOR CHECKED

Please note this brochure has not been vendor checked and is subject to alteration

## VIEWINGS

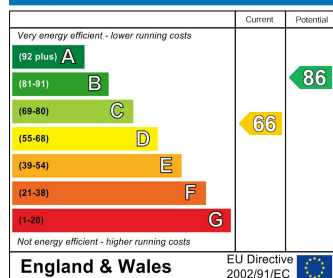
Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am-1pm Saturday. Alternately, please feel free to leave us a voicemail out of hours with your information and we will call you back.



Total Area: 49.3 m<sup>2</sup> ... 531 ft<sup>2</sup>

All measurements are approximate and for display purposes only

**Energy Efficiency Rating**



**Environmental Impact (CO<sub>2</sub>) Rating**

