



8 The Paddock, Meanwood  
£549,995



JUST UNDER 1900SQ FT!!! WOW FACTOR THROUGHOUT THIS FANTASTIC PROPERTY! HAVING BEEN SIGNIFICANTLY EXTENDED BY THE CURRENT OWNERS - AN ABSOLUTE TARDIS! FIVE DOUBLE BEDROOMS - THREE BATHROOMS PLUS - HUGE EXTENDED LIVING SPACE DOWNSTAIRS WITH THREE RECEPTION ROOMS - LARGE SOUTH WEST FACING FULLY ENCLOSED & PRIVATE REAR GARDEN - UTILITY ROOM - SITUATED IN QUIET LOCATION AT THE HEAD OF THE CUL DE SAC - IDEAL FOR A GROWING FAMILY - FULL VIDEO TOUR AVAILABLE

With gas central heating and Upvc double glazing this property has been well thought out and planned when being extended to provide a large family home which is in immaculate condition throughout. Briefly comprising: Entrance hall, spacious living room with bay, snug/family room. The dining kitchen is an amazing, open plan space comprising: Fitted kitchen area with copious storage, an island, dining area and family area (you couldn't ask for a better entertaining space than this!) Just off the kitchen is a utility room and a downstairs shower room. The fully enclosed, South facing rear garden is a wonderful space for children of all ages and pets, being exceedingly private and safe it is a great sun trap all throughout the day, accessed directly from the dining kitchen. To the first floor are two double bedrooms, both with pleasant views over the rear garden. The house bathroom is beautiful, with a modern white suite and a circular window it offers real wow factor. The master bedroom is a well-proportioned double with a bay

which looks over the front. To the second floor there is a large landing area which makes a great dressing area. There are two further double bedrooms to this floor, serviced with a modern bathroom with walk in shower. An internal viewing is essential to fully appreciate this amazing property - EPC TBC

#### AREA GUIDE

Situated at the head of the cul de sac, this wonderful home enjoys a quiet location but is just minutes walking distance of Meanwood and its vibrant centre with bars, restaurants, shops, many beautiful woodland walks as well as David Lloyd gym and Moor Allerton shopping centre. Situated just a couple of minutes walk away from buses which run to Leeds centre and many other areas. The property is within the catchment area for many desirable primary and secondary schools.





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

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SALES & LETTINGS





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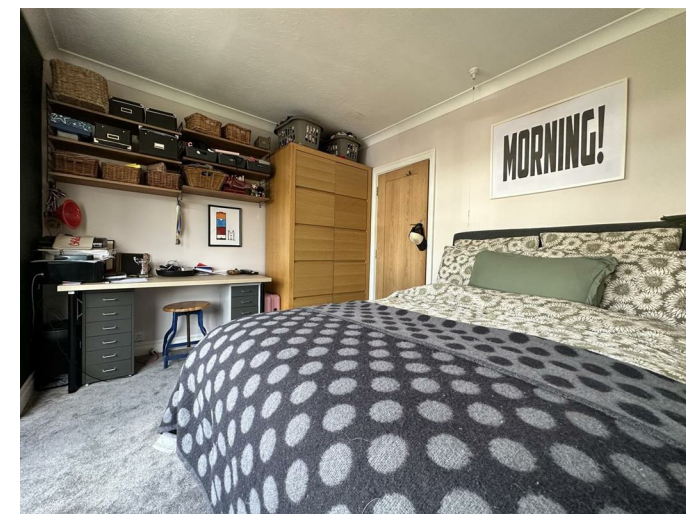
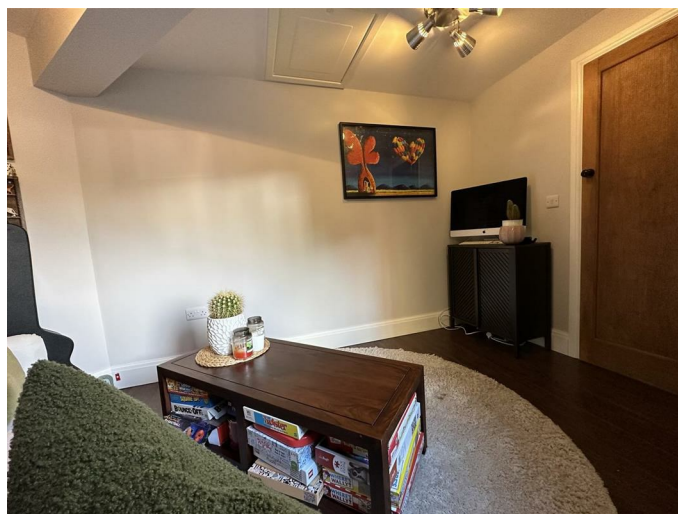
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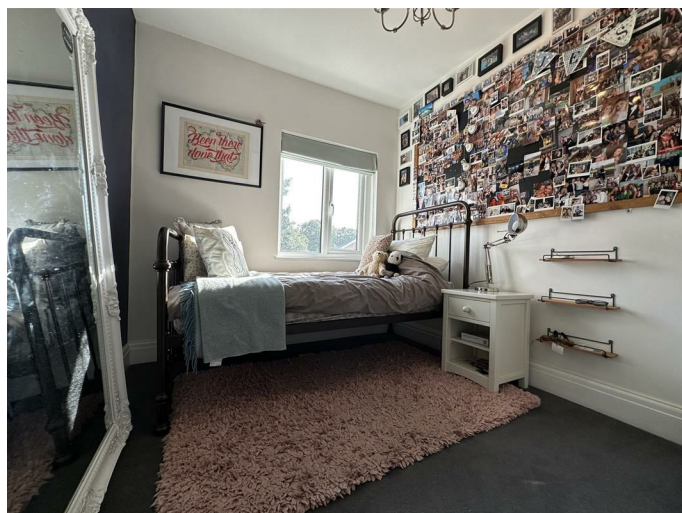
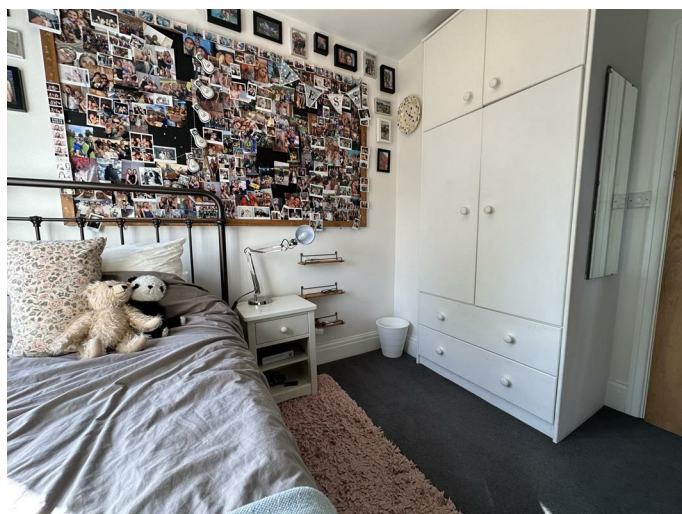
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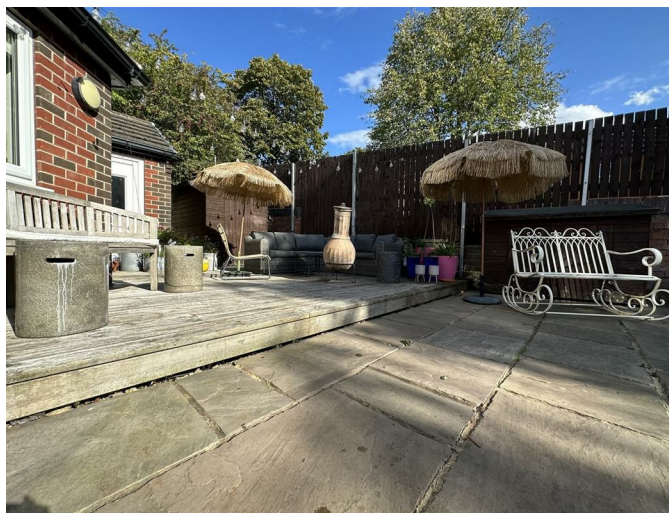
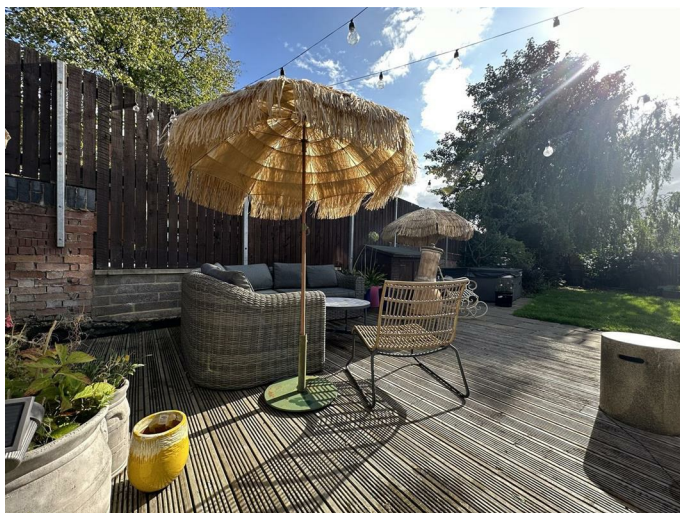
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SALES & LETTINGS





## 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.

## COUNCIL TAX BAND

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## 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

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## 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.

## COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460

## PROPERTY CONSTRUCTION

The property is purpose built standard construction

## MOBILE SIGNAL/BROADBAND COVERAGE

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

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

