



8 Woodlea Avenue, Meanwood  
£294,995



UNEXPECTEDLY REOFFERED & REDUCED TO SELL- RARELY AVAILABLE - STUNNING PROPERTY IN WALK IN CONDITION - IDEAL FIRST TIME BUY - EXTENDED TWO BEDROOM TOWN HOUSE IN EXECUTIVE STANDARD CONDITION - TWO DOUBLE BEDROOMS - CONTEMPORARY FITTED KITCHEN WHICH HAS BEEN RECENTLY FITTED - WITH BRAND NEW INTEGRATED APPLIANCES - GARDEN THAT IS A SUN TRAP & FULLY ENCLOSED - OFF STREET PARKING - INTERNAL VIEWING ESSENTIAL TO APPRECIATE THIS BEAUTIFUL HOME

With gas central heating and double glazing this property has been fully modernised to a high standard by the current owners meaning it is in immaculate move in condition, ready for a new owner! Briefly comprising: Entrance hallway, living room with contemporary tiled flooring, extended second reception room which is a really versatile space which opens straight onto the rear garden. Recently fitted, contemporary kitchen with high gloss units and integrated appliances. To the first floor the master bedroom is a fantastic size and has lovely views over the rear garden. The second bedroom is also a double and looks over the front. The house bathroom has been recently fitted and is a modern suite. The garden to the rear is enclosed and is a wonderful sun trap all day long! The property has a driveway providing off street parking (Floorplan to follow)

## AREA GUIDE

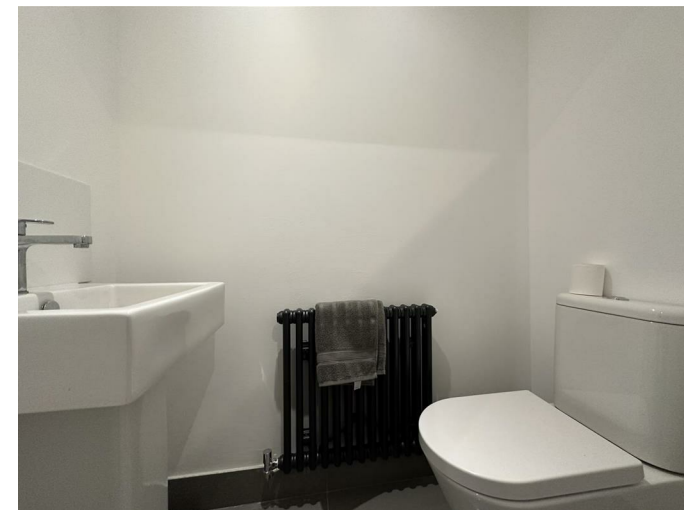


15a Stonegate Road, Meanwood, Leeds, West Yorkshire, LS6 4HZ

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Email: [info@alancookenet.co.uk](mailto:info@alancookenet.co.uk)

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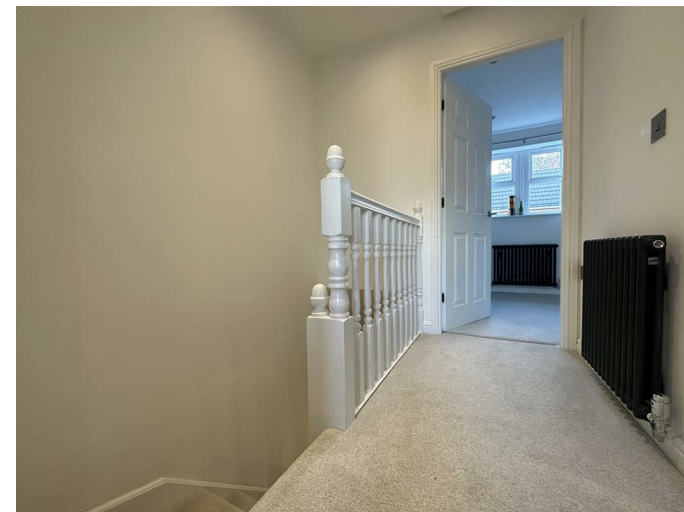


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### COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460

### COUNCIL TAX BAND

A

### 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

C

### 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.

### PROPERTY CONSTRUCTION

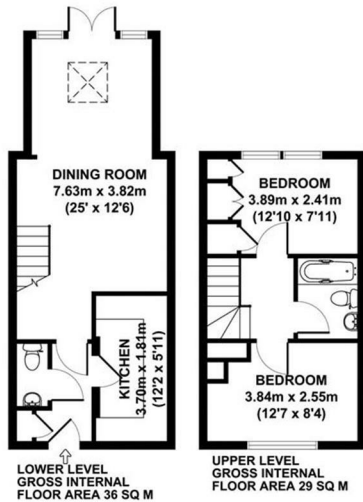
The property is purpose built standard construction

### MOBILE SIGNAL/BROADBAND COVERAGE

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

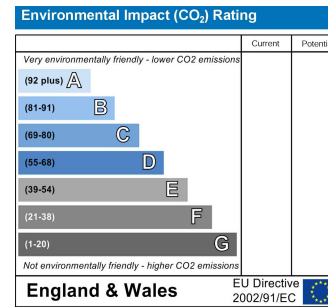
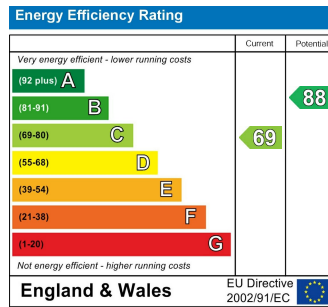
<https://checker.ofcom.org.uk/>





8 WOODLEA AVENUE MEANWOOD, LS6 4SU

APPROX. GROSS INTERNAL FLOOR AREA 65 SQ M / 698 SQ FT



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given