



83 Stonegate Road, Meanwood
£395,000

ALAN COOKE
SALES & LETTINGS

NOT TO BE MISSED; AN ABSOLUTE GEM IN EXCEPTIONAL CONDITION - FOUR BEDROOM, TWO BATHROOM - SEMI DETACHED HOUSE – CONTEMPORARY, OPEN PLAN DINING KITCHEN WITH BI-FOLD DOORS - WEST FACING DINING DECKING - SEPARATE LIVING ROOM - FANTASTIC MASTER BEDROOM WITH DRESSING AREA AND EN-SUITE BATHROOM - INTERNAL VIEWING IS ESSENTIAL TO APPRECIATE THIS STUNNING HOUSE!!

With newly fitted gas Combi central heating system, Upvc double glazing this amazing property has been fully modernised and extended thoughtfully and to a high standard by the current owners. Briefly comprising: Modern entrance hall with glass balustrade and paneling. spacious living room, contemporary, recently fitted dining kitchen with bi-fold doors onto the West facing dining decking making this a fabulous entertaining area. The kitchen also has integrated white goods. To the first floor is a bright landing, two large double bedrooms and one well-proportioned single room. The house bathroom has been recently replaced and is a stunning design with a white suite and tasteful tiling. To the second floor is a recently added master suite comprising of a beautiful bathroom with bath, separate shower and contemporary fixtures and tiling. The master bedroom has long views and is an excellently proportioned bedroom with a dressing area and eave storage.

AREA GUIDE

This property enjoys a very convenient location for

excellent primary and secondary schools. Positioned within walking distance of Meanwood's many shops and eateries just down Stonegate Road this property could not be better located for amenities and transport links into Leeds city centre and surrounding areas.

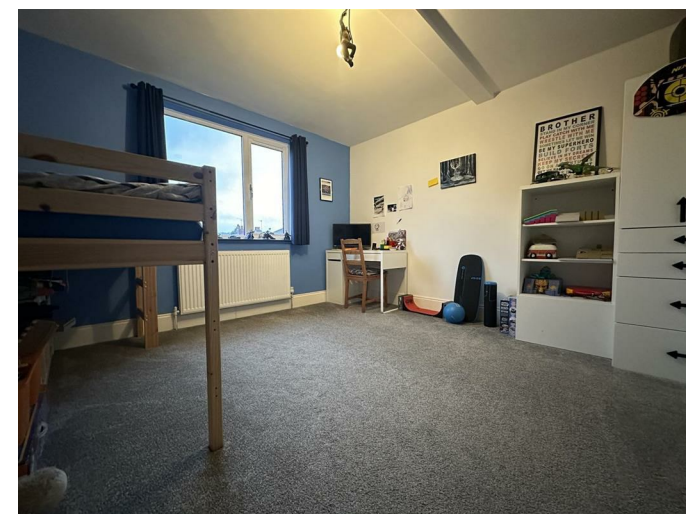
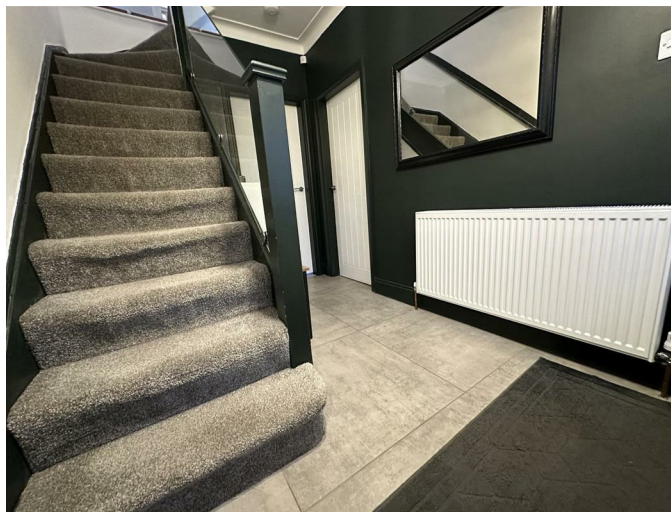


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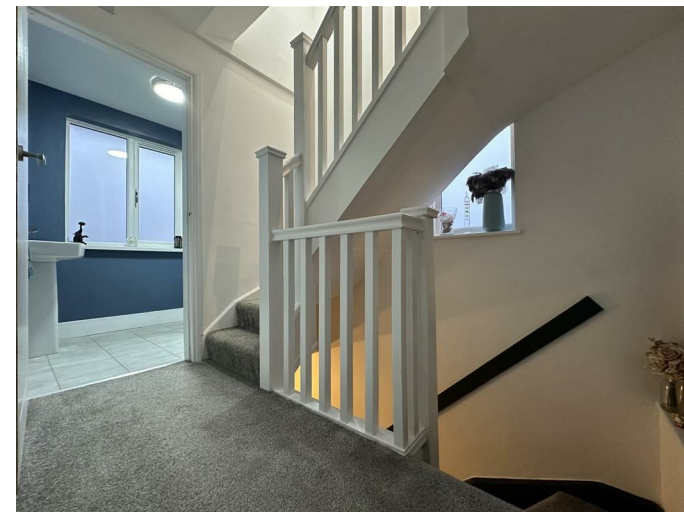


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TENURE
FREEHOLD

COUNCIL TAX
BAND C

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

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

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.

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.

MOBILE SIGNAL/BROADBAND COVERAGE

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

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

PARKING

The parking at the property is garage and driveway parking

PROPERTY CONSTRUCTION

The property is standard construction

SEWERAGE

THE PROPERTY IS MAINS CONNECTED

VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday, 9am to 4pm on Saturdays and 10am to 3pm on Sundays.

COMPANY INFO

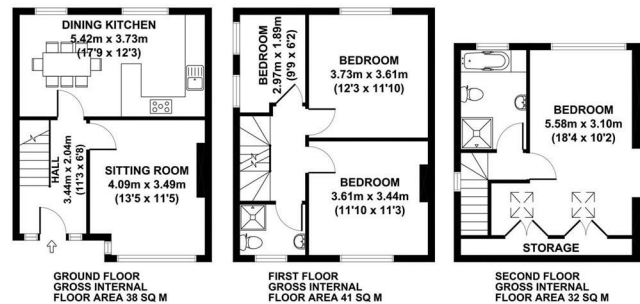
Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460

WATER METER

There is/is not a water meter in the property

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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APPROX. GROSS INTERNAL FLOOR AREA 111 SQ M / 1195 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