



4 Claremont Crescent, Meanwood
£225,000

ALAN COOKE
SALES & LETTINGS

UNEXPECTEDLY RE-OFFERED - HUGE GARDEN - FULL PROJECT - PRICED TO SELL - BAGS OF POTENTIAL TO EXTEND* - QUIET CUL DE SAC LOCATION - NO ONWARD CHAIN - THREE BEDROOMS - INTERNAL VIEWING IS ESSENTIAL

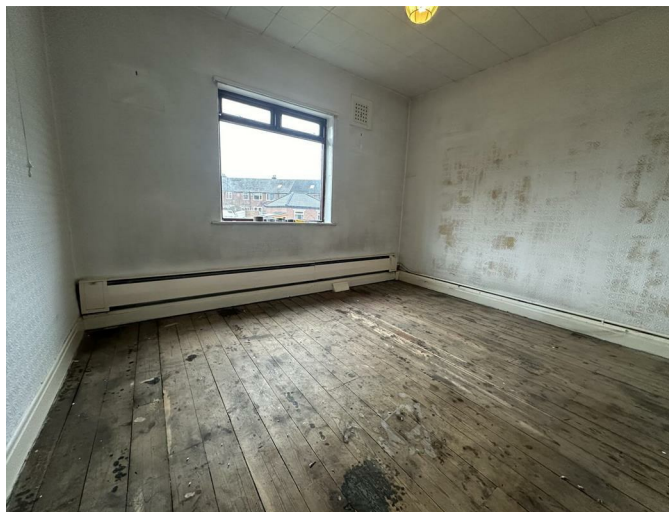
This three bedroom semi is situated in a quiet cul de sac location just a short walk to Meanwood's centre and just off Meanwood Road so ideally located to several transport links round Leeds and to the city centre. The property briefly comprises: Entrance hall, well proportioned living room, fitted kitchen. To the first floor are three bedrooms and a bathroom. The rear garden is simply huge and offers great potential.

*Subject to appropriate planning approvals. EPC RATING E

AREA GUIDE

This wonderful home 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.





COUNCIL TAX BAND

BAND B

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

E

TENURE

TBC

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 off street driveway parking and a garage (we believe the garage will require works)

PROPERTY CONSTRUCTION

The property is standard construction

SEWERAGE

THE PROPERTY IS MAINS CONNECTED

WATER METER

There is not a water meter in the property

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.

COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460

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

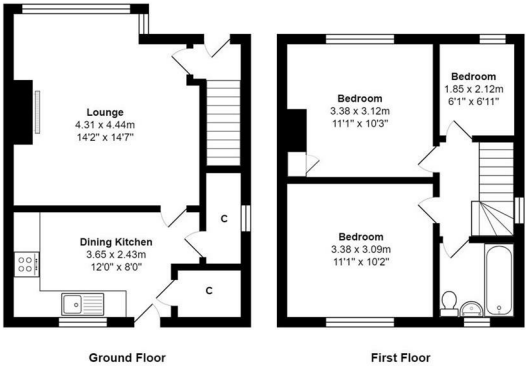
MEASUREMENTS: DUE TO THE VARIATIONS AND TOLERANCES IN METRIC AND IMPERIAL MEASUREMENTS. MEASUREMENTS CONTAINED IN THE PARTICULARS MUST NOT BE RELIED UPON FOR ORDERING CARPETS/FURNITURE ETC.THE BOUNDARIES OF THE PROPERTY HAVE NOT BEEN VERIFIED FROM A DEED PLAN; PURCHASERS ARE ADVISED TO MAKE THEIR OWN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

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.

NOT VENDOR CHECKED

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



Ground Floor

First Floor

Total Area: 68.7 m² ... 740 ft²
All measurements are approximate and for display purposes only

