



20 Woodlea Court, Meanwood
£325,000

ALAN COOKE
SALES & LETTINGS

IMMACULATE THREE BEDROOM END TOWN HOUSE - QUIET ENCLAVE OF JUST A HANDFUL OF HOUSES - WOODLAND VIEWS - MODERNISED TO A HIGH SPEC - DINING KITCHEN WITH CONTEMPORARY FITTED KITCHEN INCLUDING QUARTZ WORKTOPS AND INTEGRATED APPLIANCES - GUEST WC - FULLY ENCLOSED REAR GARDEN - DRIVEWAY FOR TWO CARS - INTERNAL VIEWING IS ESSENTIAL!!

We have an absolute gem for you, run don't walk as this one isn't going to be round for long!! With gas central heating system and double glazing, the property briefly comprises: Entrance hallway, downstairs/guest wc. Spacious living room with woodland views, stunning, fitted kitchen with dining area. The kitchen has been finished to a high spec with Quartz worktops, contemporary white units and integrated, oven, hob, dishwasher, washing machine and fridge freezer. The kitchen has double doors onto the rear garden meaning this is a fantastic entertaining space during the summer months. To the first floor the house bathroom is modern with bath and shower above. The master bedroom has built in wardrobes and also enjoys the gorgeous woodland view which is ever changing throughout the different seasons. The second bedroom is a well-proportioned double. The third bedroom makes an ideal nursery/office and has the added benefit of the woodland view. To the front is a lawned area. To the rear is a fully enclosed garden which is one of the largest within this enclave and has a patio and lawned garden. The property also has the additional benefit

of a driveway for two cars - Floorplan to follow - EPC RATING D - Full video tour available.

AREA GUIDE

Nestled in this quiet enclave, this property has the added advantage of being located within walking distance to the park The Woodlea development has long since proved a popular location with professionals and families offering access to a lovely onsite playground, there is also the bridal path which has access into Meanwood Park and onto

The Hollies for fantastic walks all year round. The Woodlea development is also within the catchment area for excellent local primary and high schools. David Lloyd sports and leisure centre is just a short walk away as offers easy access to the commercial heart of Leeds City and Leeds outer Ring Road.



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

Tel: 0113 289 9669

Email: info@alancookenet.co.uk

www.alancookenet.co.uk



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

Tel: 0113 289 9669

Email: info@alancookenet.co.uk

www.alancookenet.co.uk



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

Tel: 0113 289 9669

Email: info@alancookenet.co.uk

www.alancookenet.co.uk



SALES & LETTINGS



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

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.

COUNCIL TAX BAND

BAND D

TENURE

FREEHOLD

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.

WATER METER

There is/is not a water meter in the property

MOBILE SIGNAL/BROADBAND COVERAGE

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

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

PROPERTY CONSTRUCTION

The property is standard construction

PARKING

The parking at the property is off street parking, there are two spaces

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.

COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460



20 WOODLEA COURT, MEANWOOD, LEEDS, LS6 4SL

APPROX. GROSS INTERNAL FLOOR AREA 67 SQ M / 721 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.

