



12 Boothroyd Drive, Meanwood
£415,000



SUBSTANTIALLY EXTENDED TO THE REAR - CONVERTED GARAGE TO PROVIDE A FURTHER RECEPTION ROOM/OFFICE/BEDROOM - THREE/FOUR DOUBLE BEDROOM DETACHED WITH TWO BATHROOMS - LIVING ROOM - DINING KITCHEN WITH WRAP ROUND EXTENSION (OVER 6MX3M) - DOWNSTAIRS GUEST WC - LANDSCAPED GARDENS TO THE REAR AND SIDE - MASTER BEDROOM WITH SPACIOUS EN-SUITE AND BUILT IN WARDROBES - SPACIOUS DRIVEWAY

With double glazing and gas central heating (recently fitted gas Combi boiler with Hive home system) this property has been thoughtfully extended to provide a versatile living space, comprising of: Entrance porch, large living room with large Upvc doors to the kitchen/dining area. L shaped fitted kitchen which opens to the extended living area which is an ideal entertaining area. There are double doors opening onto the back garden. The vendor has also converted the integral garage into a fantastic space that could be used as a fourth bedroom/office space/home gym or play room. Guest wc. To the first floor there are three double bedrooms, the master bedroom is spacious with built in wardrobes and an en-suite shower room. To the rear is a fully enclosed garden which is a gorgeous sun trap. To the front of the property are raised beds to provide another garden space and a spacious driveway - Internal viewing is essential to fully appreciate this property

AREA GUIDE

Situated in the highly popular Boothroyd

development, 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.



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

ALAN COOKE
SALES & LETTINGS



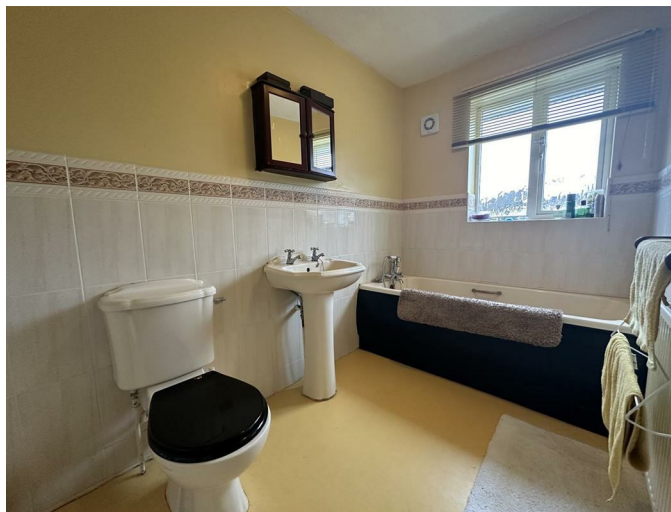
15a Stonegate Road, Meanwood, Leeds, West Yorkshire, LS6 4HZ

Tel: 0113 289 9669

Email: info@alancookenet.co.uk

www.alancookenet.co.uk

ALAN COOKE
SALES & LETTINGS





TENURE

FREEHOLD

COUNCIL TAX BAND

BAND D

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

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

WATER METER

There is a water meter in the property

PROPERTY CONSTRUCTION

The property is standard construction

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 a driveway for off street parking

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.

SEWERAGE

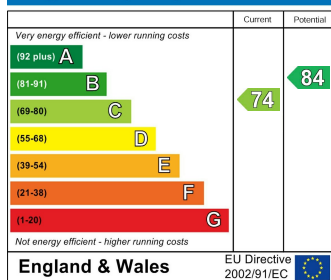
THE PROPERTY IS MAINS CONNECTED



Total Area: 110.9 m² ... 1193 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating



Environmental Impact (CO₂) Rating

