



14 Monk Bridge Grove, Meanwood
£245,000

NO ONWARD CHAIN - THREE WELL PROPORTIONED BEDROOMS - END TERRACE HOUSE - IMMACULATE, TURN KEY CONDITION - OPEN PLAN DINING KITCHEN/LIVING ROOM - MODERN BATHROOM WITH BATH & SHOWER - OUTSIDE SITTING AREA TO ENJOY THE SUMMER EVENINGS FROM - CELLAR WITH UTILITY ROOM - INTERNAL VIEWING IS A MUST TO FULLY APPRECIATE THIS GORGEOUS HOUSE

With gas central heating (recently fitted) and Upvc double glazing the property briefly comprises: Open plan living room with dining kitchen. Cellar (ideal for storage) with separate utility room. To the first floor the master bedroom is simply stunning and a really well-proportioned double with built in wardrobes and high ceilings. The modern house bathroom has bath and shower above. To the first floor is another fantastic double and a single bedroom which would make an ideal dressing room/office/nursery. There is on street parking outside the property. Next to the property is an enclosed area (what was the old yard) and the owner has lovingly transformed this into a private sitting area with a raised deck*. Please see the brochure for full information. Video tour available - EPC RATING D

AREA GUIDE

Tucked away in this quiet road, the property is ideally located just a few minutes walk into Meanwood centre, perfect to enjoy the vast array of bars and eateries that vibrant Meanwood has to offer. Numerous shopping facilities including Waitrose and

Aldi are within the local vicinity. Situated within the catchment area of outstanding local primary and secondary schools. Array of options for excellent private and public transport links to the city centre Ring Road and beyond. The Meanwood Valley trail, Meanwood Park and the extensive grounds and walks of the Hollies are within a few minutes walk. The property is also within walking distance to Headingley centre with its many independent shops, eateries and cafes.

YARD AREA

To the side of the property is an enclosed yard area (this was historically the toilet block for the properties on the street) number 14 owns half of the area and as the other owners were happy for the owner to carry out works as they didn't use it, she has made this into a private sitting/garden area. Please enquire if you have any further questions.



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

Tel: 0113 289 9669

Email: info@alancookenet.co.uk

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SALES & LETTINGS

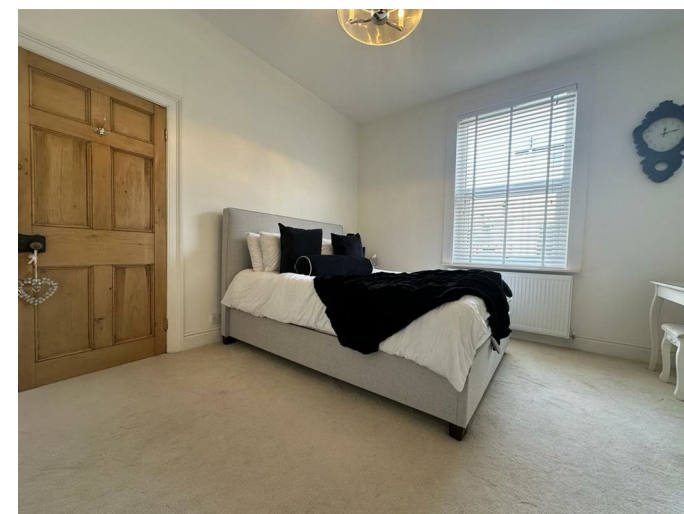
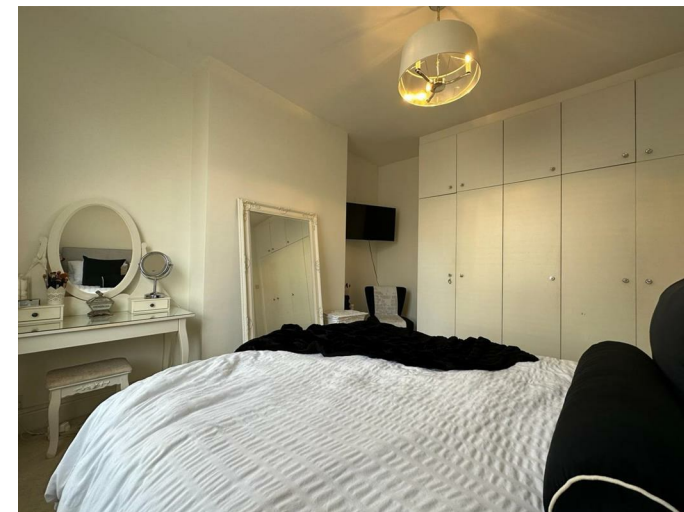
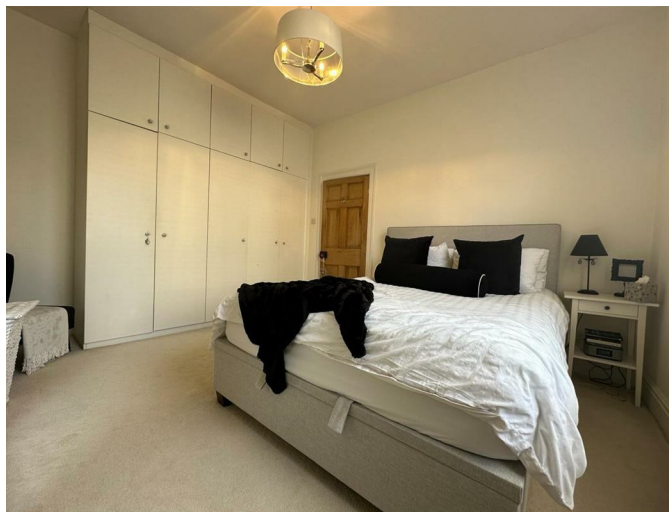


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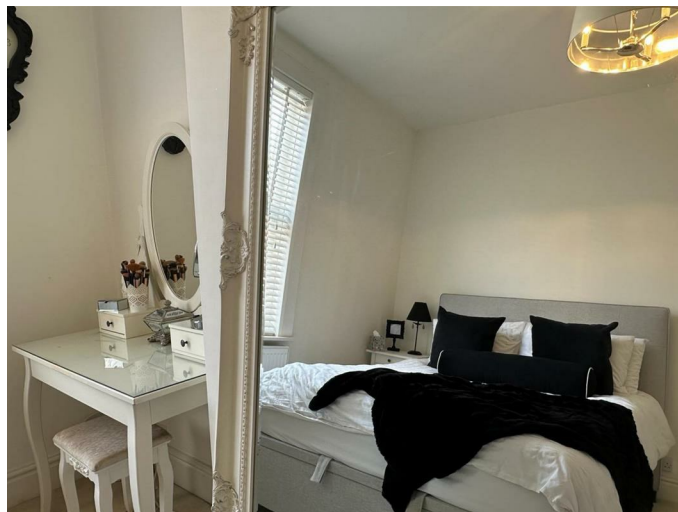
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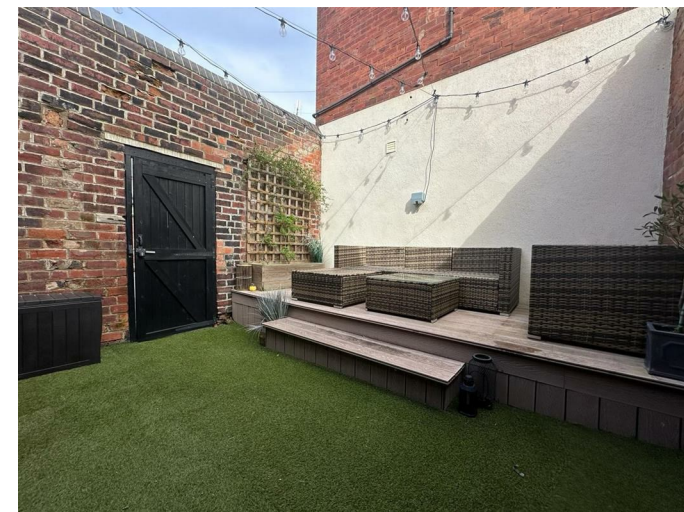
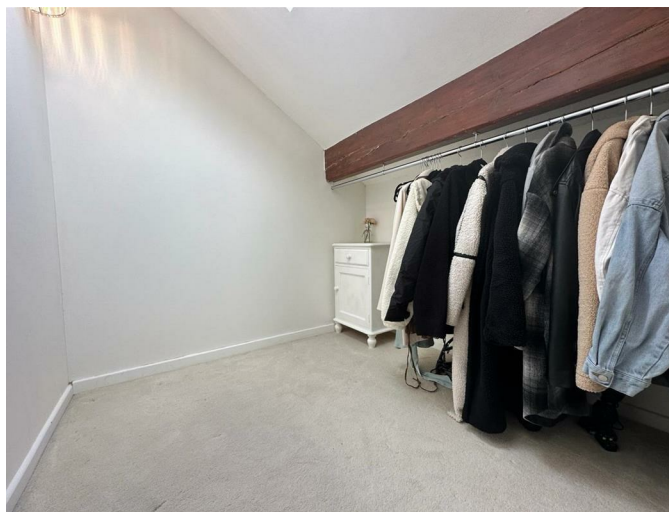
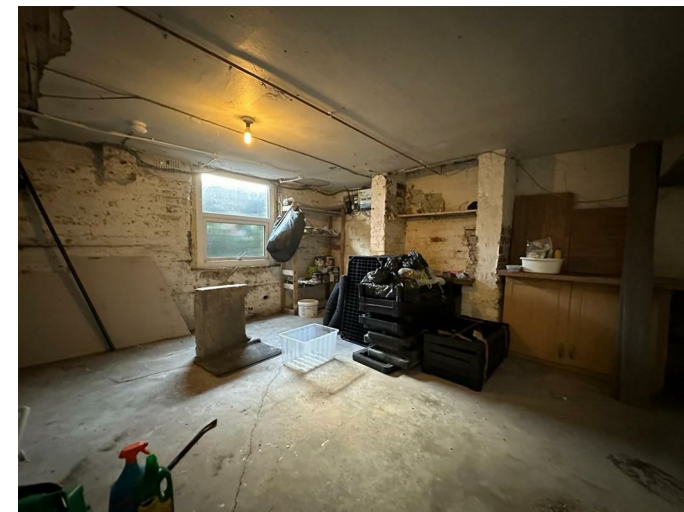


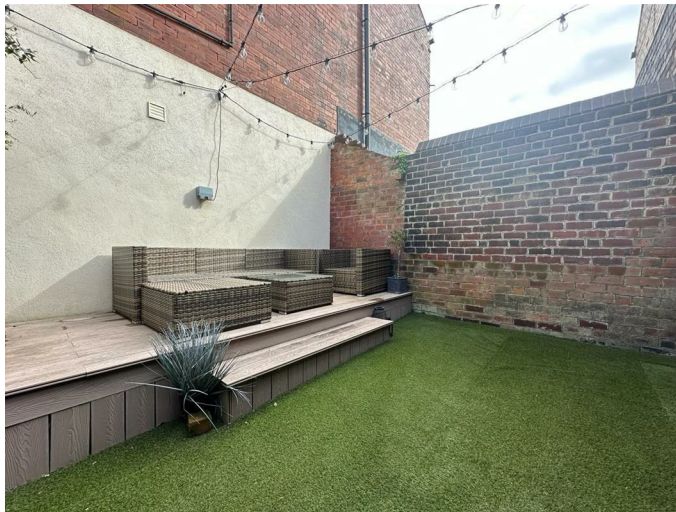
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COUNCIL TAX BAND

Band A

PARKING

The parking at the property is street parking

PROPERTY CONSTRUCTION

The property is standard construction

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

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.

NOT VENDOR CHECKED

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

COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460

SEWERAGE

THE PROPERTY IS MAINS CONNECTED

TENURE

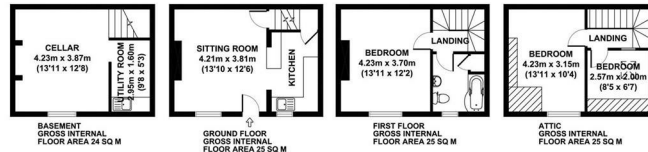
Freehold

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.

WATER METER

There is not a water meter in the property

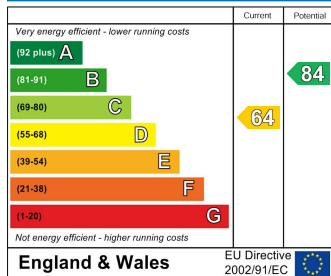


14 MONK BRIDGE GROVE LEEDS, LS6 4HP

APPROX. GROSS INTERNAL FLOOR AREA 99 SQ M / 1066 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 vendors, systems and appliances listed in the specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating

