



19 Woodlea Lane, Meanwood  
£560,000

**ALAN COOKE**  
SALES & LETTINGS

OFFERED WITHOUT CHAIN - SPACIOUS FAMILY HOME -  
THREE RECEPTION ROOMS - FOUR DOUBLE BEDROOMS  
- THREE BATHROOMS

A stunning extended family home. This property is in stunning condition throughout and is in an excellent location. The vendor has maintained the property to a high standard including recent tasteful decoration throughout. Benefiting from gas central heating and Upvc double glazing the property briefly comprises: Large entrance hall, guest wc, living room, dining room, conservatory opening onto rear garden, dining kitchen, utility room, master bedroom with built in wardrobes and en-suite, second bedroom with built in wardrobes and en-suite, two further well proportioned bedrooms, house bathroom with modern suite, integral garage, landscaped enclosed rear gardens, garden to the front with driveway for off street parking This property will go quickly, book early to avoid disappointment!!

#### AREA GUIDE

In this quiet location in surrounding woodland at the very top of the Woodlea's this property's best feature is the location. Enjoying a peaceful position and yet ideally located for all amenities. Excellent public transport links at the end of the road into the city centre. Walking distance to the excellent primary and secondary schools in Meanwood. Waitrose, bars, restaurants and lovely walks at Meanwood Park and the Hollies are just a few minutes pleasant walk away.



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

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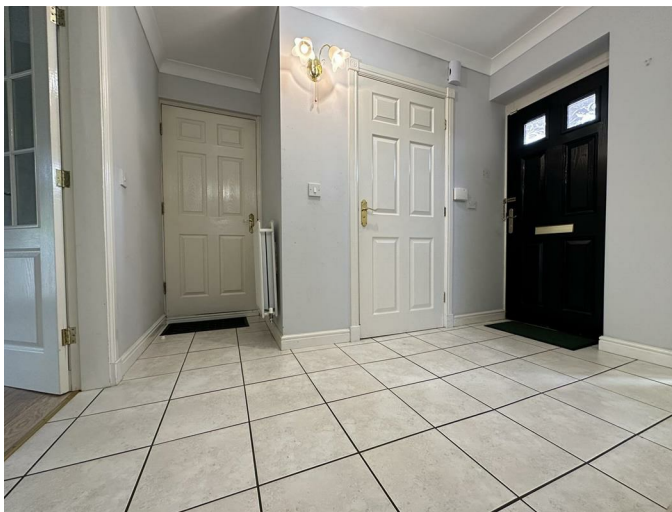
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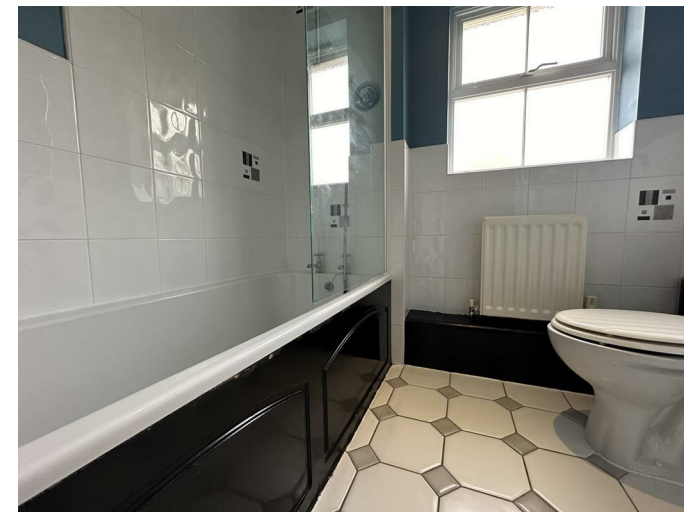
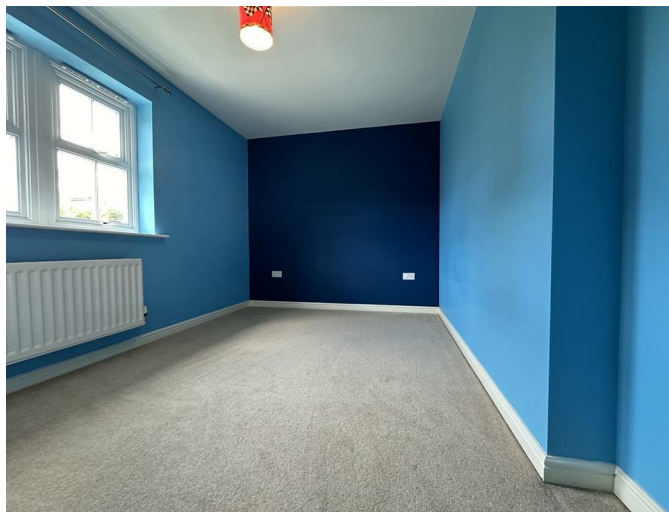
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### **TENURE**

FREEHOLD

### **COUNCIL TAX**

Band E

### **EPC**

Rating D

### **AGENTS NOTE FOR 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

### **HOW TO GET THERE**

From Tongue Lane, turn left into Woodlea Park at the roundabout take the 2nd exit into Woodlea Drive, turn left into Woodlea Green & then turn right into Woodlea Lane

### **PARKING**

The parking at the property is garage and driveway for two cars

### **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.

### **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

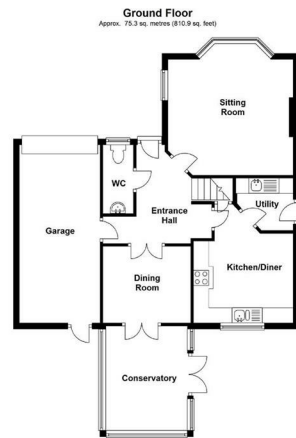
FORMULATING THEIR OFFERS. THE SELLER DOES NOT INCLUDE IN THE SALE ANY CARPETS, LIGHT FITTINGS, FLOOR COVERINGS, CURTAINS, BLINDS, FURNISHINGS, ELECTRIC/GAS APPLIANCES (WHETHER CONNECTED OR NOT) OR ANY OTHER FIXTURES AND FITTINGS UNLESS EXPRESSLY MENTIONED IN THESE PARTICULARS AS FORMING PART OF THE SALE.

### **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.

### **AGENTS NOTE**

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



Total area: approx. 142.2 sq. metres (1530.6 sq. feet)  
Floor plans are for identification only. All measurements are approximate.  
Plan produced using PlanUp.

