



57 Holmwood Drive, Meanwood  
£325,000

SITUATED AT THE TOP OF THE POPULAR HOLMWOOD DEVELOPMENT - BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED HOUSE - CONTEMPORARY THROUGHOUT - MODERN LIVING ROOM WITH WOOD BURNER - RECENTLY FITTED KITCHEN - PRIVATE SOUTH FACING GARDEN - TWO DOUBLE BEDROOMS & ONE WELL PROPORTIONED SINGLE - RECENTLY REPLACED HOUSE BATHROOM WITH BATH AND SHOWER ABOVE - GARAGE & DRIVEWAY

With gas central heating and Upvc double glazed double glazing the property briefly comprises: Entrance hallway, good size living room with wood burner. Recently fitted kitchen with plentiful storage and modern wall and base units. To the ground floor is a modern bathroom with bath with shower above and contemporary fixtures. To the first floor are two double bedrooms and one single. To the front of the property is a lawned and stocked garden, driveway to the side and garage. To the rear is a well-proportioned garden which is private. EPC RATING D

#### AREA GUIDE

This wonderful home is just minutes walking distance of Meanwood & its vibrant centre with bars, restaurants, shops, many beautiful woodland walks as well as David Lloyd gym & Moor Allerton shopping centre. Situated just a couple of minutes walk away from buses which run to Leeds centre & many other areas. The property is within the catchment area for many desirable primary & secondary schools.

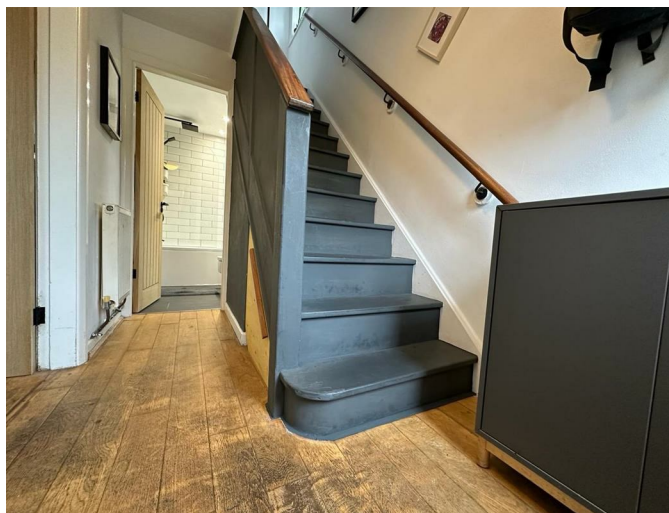


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### COUNCIL TAX BAND

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### TENURE

Freehold

### 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.

### 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.

### 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 on the driveway

### PROPERTY CONSTRUCTION

The property is Standard Construction

### SEWERAGE

THE PROPERTY IS MAINS CONNECTED

### COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460

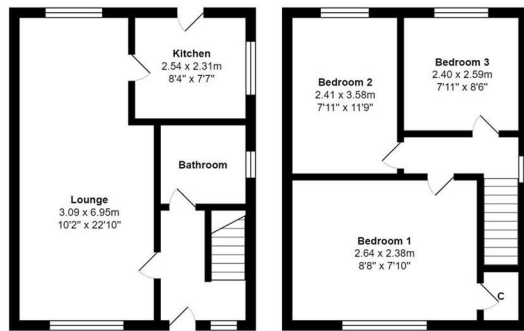
### VIEWINGS

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/is not a water meter in the property



Ground Floor

First Floor

Total Area: 69.0 m<sup>2</sup> ... 742 ft<sup>2</sup>

All measurements are approximate and for display purposes only

