



47 Sunset Road, Meanwood  
£299,995

RARELY AVAILABLE - TWO BEDROOM SEMI DETACHED BUNGALOW - CONTEMPORARY FITTED KITCHEN - WHITE BATHROOM WITH BATH & SHOWER ABOVE - SEPARATE UTILITY - DINING DECK TO ENJOY THE STUNNING PARK VIEWS - DRIVEWAY

This bungalow enjoys an enviable position overlooking the Meanwood Park with uninterrupted views over the woodland and fields. The property benefits from gas central heating and Upvc double glazing and has been well maintained by the current owner. Briefly comprising: Recently fitted entrance porch, modern dining kitchen, excellent size master bedroom, house bathroom with white suite and bath with shower, well proportioned living room with double doors leading onto the dining decking which is a fabulous entertaining area, stairs to first floor where there is a further room with stunning views over the park, to the front is a delightful garden with a parking bay providing street parking. To the rear is a generous and yet low maintenance garden backing right onto the park

#### AREA GUIDE

Enjoying a prime position, this property on Sunset Road is in a fantastic location. Just minutes walk away from the bustling Meanwood 'Centre' which has an array of shops including Asda, Waitrose, Aldi and many more. With restaurants and bars to enjoy yet also minutes walk away from the picturesque Meanwood park and walks round The Hollies the property really has everything you need right on the

door step! There are several local schools within walking distance aswell as being close by to David Lloyd leisure centre



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

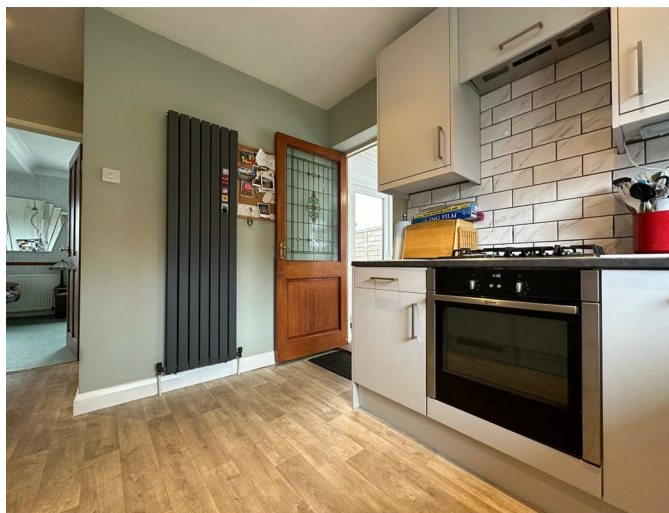
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SALES & LETTINGS



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### COUNCIL TAX BAND

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### 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

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### 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 driveway

### PROPERTY CONSTRUCTION

The property is standard construction

## SEWERAGE

THE PROPERTY IS MAINS CONNECTED

## TENURE

Freehold

## COMPANY INFO

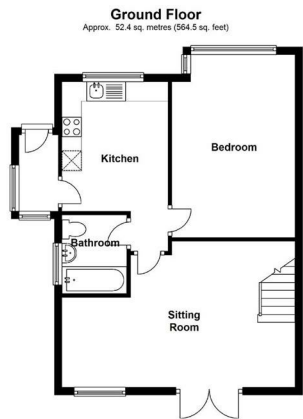
Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460

## 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



Total area: approx. 81.0 sq. metres (871.8 sq. feet)  
 Floor plans are for identification only. All measurements are approximate.  
 Plan produced using PlanUp.

