



ALAN COOKE
SALES & LETTINGS
0113 2899 669
www.alancookenet.co.uk
FOR SALE

13 Parkland Drive, Meanwood
£405,000

ALAN COOKE
SALES & LETTINGS

IMMACULATE THREE BEDROOM SEMI - PRICED TO SELL
- STUNNING CONDITION THROUGHOUT - OPEN PLAN
KITCHEN WITH QUALITY FIXTURES AND FITTINGS -
SOUTH WEST FACING - FULLY ENCLOSED REAR GARDEN
- DOWNSTAIRS GUEST WC - SPACIOUS LIVING ROOM -
BEDROOMS WITH BUILT IN WARDROBES - MODERN
HOUSE BATHROOM WITH BATH AND SEPARATE
SHOWER

This exquisite property will not be around for long. With gas central heating and Upvc double glazing it is immaculate from top to bottom!! The bright and open entrance hall leads through to the most amazing dining kitchen. This is a fantastic, all year round entertaining space but particularly during the summer months as it has double doors leading out onto a gorgeous South West facing garden, ideal for those BBQs! The kitchen has built in appliances and the Quartz worktops finish kitchen off to a high standard. The property has a well-proportioned living room to the front of the property with a large window making this a lovely bright reception room. There is a guest wc downstairs. To the first floor is a contemporary bathroom with a bath and separate shower cubicle. The first and second bedrooms are large doubles, both with modern built in wardrobes. The third is a well proportioned single bedroom and ideal office. To the front of the property is a driveway and a landscaped front garden with low maintenance raised beds. The rear garden has got real wow factor, it's a full sun trap which is a low maintenance, beautifully landscaped garden with plentiful seating areas and is

exceedingly private. - EPC RATING TBC - FLOORPLAN TO FOLLOW - FULL VIDEO TOUR AVAILABLE

AREA GUIDE

In this quiet family area this property enjoys a convenient location on this peaceful, picturesque leafy street. Within walking distance to the 'village centre' & all the amenities it has to offer but also close to Moortown corner, the Ring Road & David Lloyd leisure centre. Excellent schools are within walking distance which makes this a desirable area for families as does the park just a few minutes walk away. Stonegate Road, Scott Hall Road & King Lane all offer excellent transport links to Headingley, Leeds city centre, Harrogate & many other areas and are all within walking distance

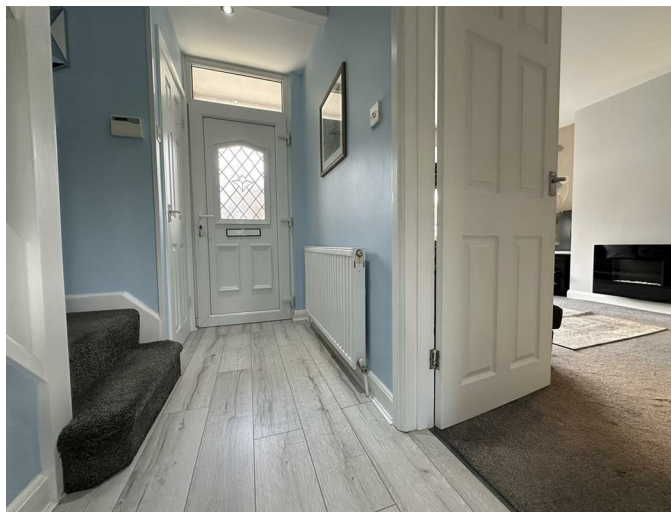


15a Stonegate Road, Meanwood, Leeds, West Yorkshire, LS6 4HZ

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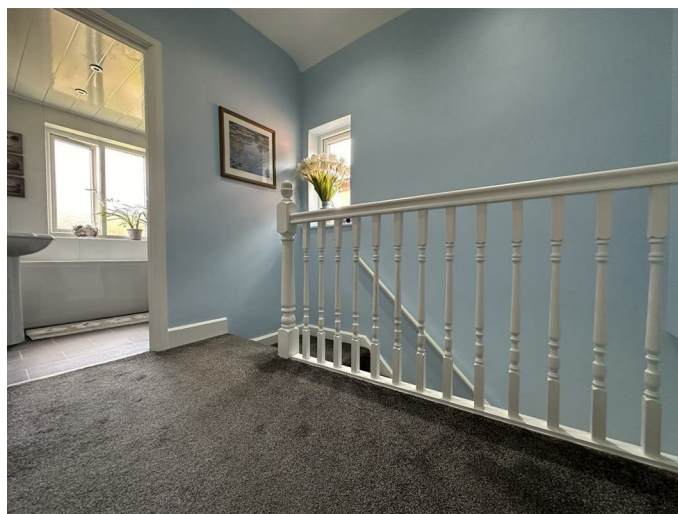
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COUNCIL TAX BAND

BAND C

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

TBC

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

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 off street parking

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/is not a water meter in the property

COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460

PROPERTY CONSTRUCTION

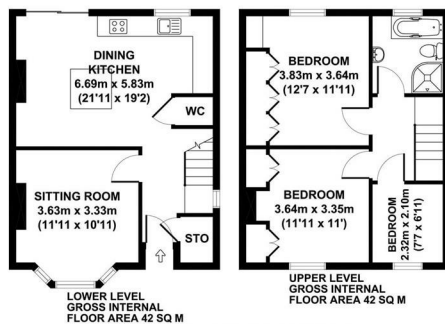
The property is standard construction

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.

SEWERAGE

THE PROPERTY IS MAINS CONNECTED

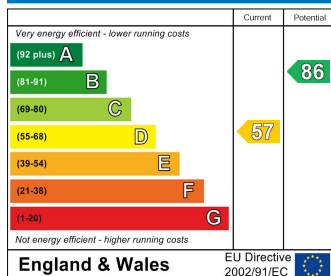


13 PARKLAND DRIVE LEEDS, LS6 4PH

APPROX. GROSS INTERNAL FLOOR AREA 84 SQ M / 904 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 services, systems and appliances listed in this 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

