



38 Greenwood Mount, Meanwood  
£325,000

THREE BEDROOM - TWO BATHROOM THROUGH  
TERRACE HOUSE - IMMACULATE CONDITION -  
RECENTLY FITTED MODERN KITCHEN- UTILITY ROOM -  
LARGE LIVING ROOM - HIGH CEILINGS THROUGHOUT -  
EXCELLENT ROOM PROPORTIONS - QUIET LOCATION -  
CENTRAL MEANWOOD

The vendor has fully renovated this property including a new Combi boiler, new roof, fully re-wired. The property is in turn key condition having been tastefully decorated with brand new kitchen, bathrooms, fixtures and fittings. Briefly comprising: Large living room with hard flooring and large window to the front. Fantastic, modern dining kitchen with plentiful storage with contemporary wall and base units. Utility room. Cellar with two rooms which is accessed from the kitchen. To the first floor the original master is a massive bedroom with a large window to the front, to the rear is a second bedroom, also a double. The modern house bathroom has a bath with shower above. To the second floor is a large master bedroom with dressing area and an en-suite shower room with windows to the front and rear. There is a small courtyard garden to the front and rear. The rear garden is South East facing. EPC RATING D

#### AREA GUIDE

Situated at the head of the cul de sac, this this wonderful home enjoys a quiet location but is just minutes walking distance of Meanwood and its vibrant centre with bars, restaurants, shops, many beautiful woodland walks as well as David Lloyd gym

and Moor Allerton shopping centre. Situated just a couple of minutes walk away from buses which run to Leeds centre and many other areas. The property is within the catchment area for many desirable primary and secondary schools.



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

Tel: 0113 289 9669

Email: [info@alancookenet.co.uk](mailto:info@alancookenet.co.uk)

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SALES & LETTINGS



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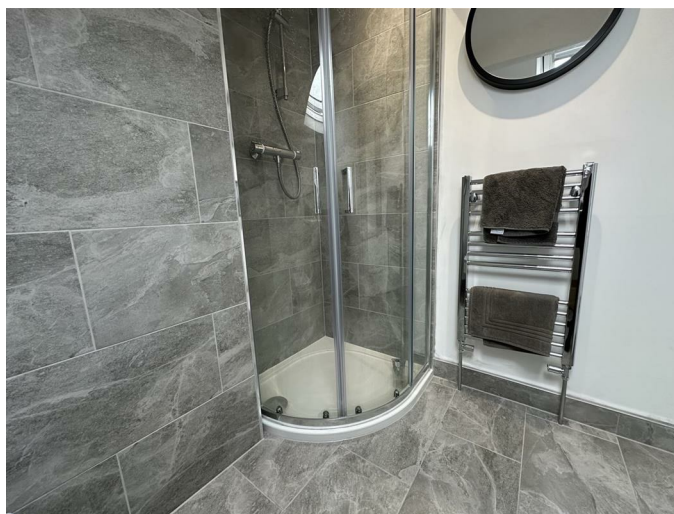


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## COUNCIL TAX BAND

BAND B

## 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.

## 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 street parking

## PROPERTY CONSTRUCTION

The property is standard construction

## SEWERAGE

THE PROPERTY IS MAINS CONNECTED

## TENURE

Freehold

## VIEWINGS

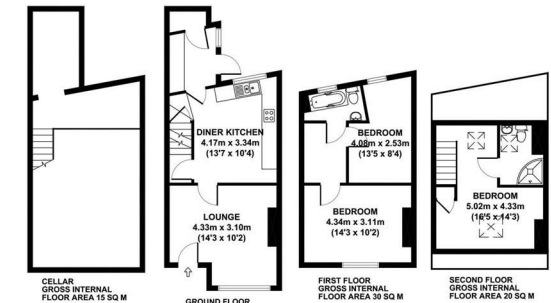
Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am-1pm Saturday. Alternately, please feel free to leave us a voicemail out of hours with your information and we will call you back.

## WATER METER

There is/is not a water meter in the property

## COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460



38 GREENWOOD MOUNT MEANWOOD, LS6 4LG

APPROX. GROSS INTERNAL FLOOR AREA 103 SQ M / 1109 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 or mis-statement. These plans are for representation purposes only and should not 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.

