



10 Pennyfield Close, Meanwood  
£425,000



NO CHAIN - JUST UNDER 2000 SQ FT! 4 BEDS, 3 BATHROOMS - QUIET CUL DE SAC LOCATION - OFF STREET PARKING FOR TWO CARS - GARAGE (CURRENTLY USED AS A HOME GYM) VERSATILE LIVING SPACE WITH BEDROOM, KITCHEN/UTILITY ROOM & BATHROOM TO THE GROUND FLOOR - HUGE LIVING ROOM WITH WOODLAND VIEWS - DINING ROOM - CONTEMPORARY FITTED KITCHEN WITH INTEGRATED WHITE GOODS - PRIVATE REAR GARDEN WITH COVERED PATIO AREA MAKING THIS AN ALL YEAR ROUND AREA

Situated in this quiet enclave at the top of this popular development we have a fantastic size property, the room sizes are simply huge! Briefly comprising: Spacious entrance hallway, access to integrated garage (currently used as a home gym), double bedroom/study/garden room which looks onto the garden, bathroom with shower and kitchen/utility room with a door leading straight onto the garden. The ground floor is a versatile area which is self sufficient, great for visiting guests/family or potential Air B&B, To the first floor is a modern fitted kitchen with plentiful storage and integrated appliances. The dining room leads directly off the kitchen with double doors leading into the living room. These living spaces all flow well and would be great for entertaining but also have the added bonus of having separate reception rooms. The living room is massive! You could easily have a dining area in this room if you wished to use the dining room for a different purpose. The living room has double doors

looking over the woodland and garden making this a peaceful reception room to sit and enjoy the view from. There is a third bedroom/home office which overlooks the front. To the third floor is the master suite which is another cavernous room and also enjoys the woodland view, the master has plenty of room for a dressing area, built in wardrobes & modern en-suite with double shower. There is a further double bedroom which is well proportioned and looks over the front. The house bathroom has a bath with shower above.

#### AREA GUIDE

In this quiet location in surrounding woodland at the very top of the Woodlea's this property's enjoys the quiet cul de sac 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.





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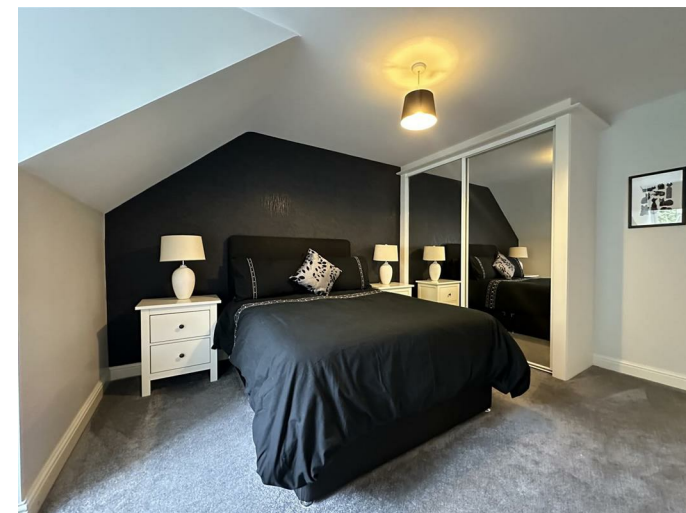
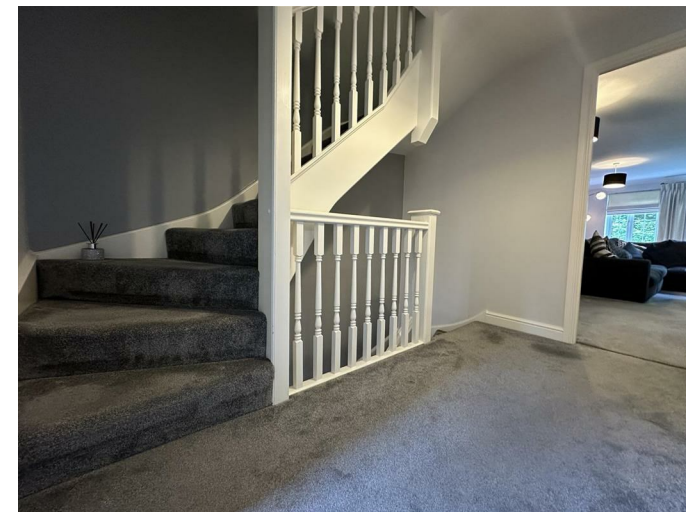


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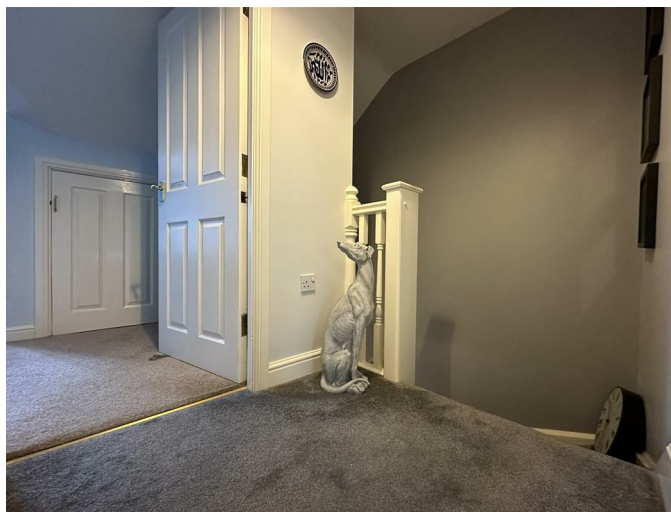
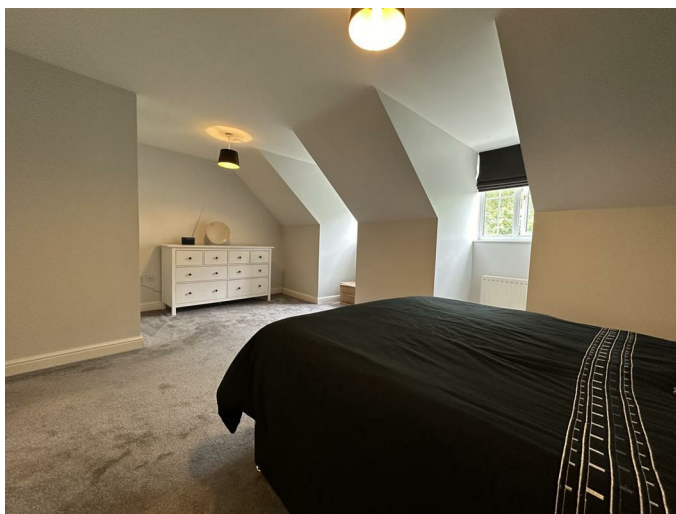
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SALES & LETTINGS





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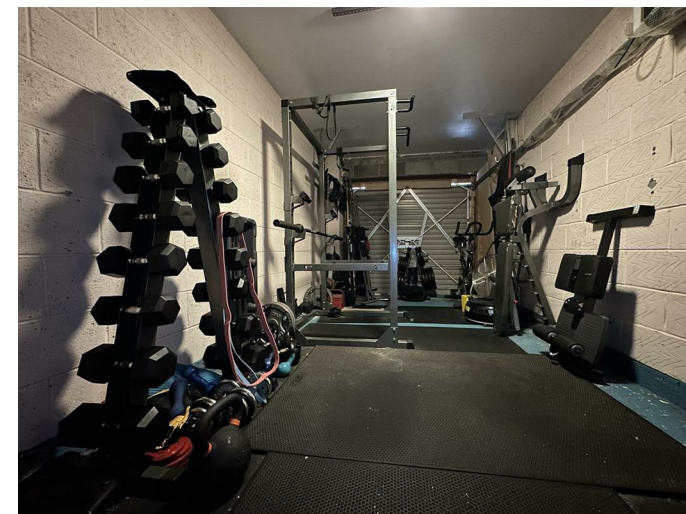
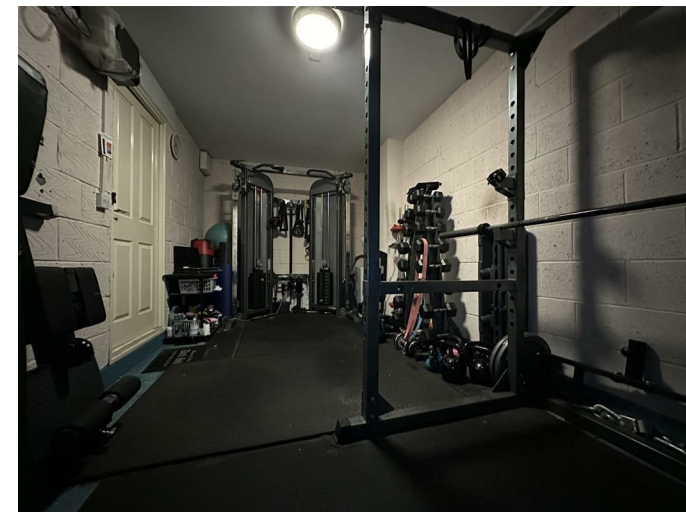


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### TENURE

FREEHOLD

### COUNCIL TAX BAND

E

### 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

C

### 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 driveway and garage

### PROPERTY CONSTRUCTION

The property is standard construction

### SEWERAGE

THE PROPERTY IS MAINS CONNECTED

### WATER METER

There is a water meter in the property

### 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.

### COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460

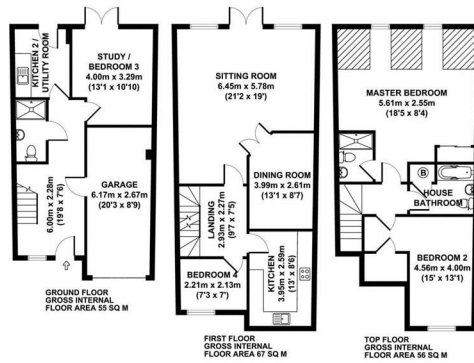
### FIXTURES AND FITTINGS

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



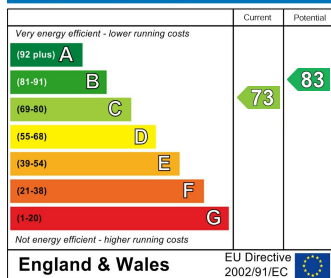
OTHER FIXTURES AND FITTINGS UNLESS EXPRESSLY MENTIONED IN THESE PARTICULARS AS FORMING PART OF THE SALE.



APPROX. GROSS INTERNAL FLOOR AREA 178 SQ M / 1916 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 representative 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 (CO<sub>2</sub>) Rating**

