



8 Stretton Avenue, Meanwood
£650,000

JUST UNDER 1800SQ FT! AN IMPOSING 4/5 BEDROOM DETACHED PROPERTY - THREE BATHROOMS - THREE RECEPTION ROOMS - LARGE REAR GARDEN WITH BOTH EAST AND WEST FACING DINING PATIOS - DINING KITCHEN IDEAL FOR ENTERTAINING - HUGE RECEPTION HALLWAY - DOUBLE GARAGE WITH DOUBLE DRIVEWAY - INTERNAL VIEWING ESSENTIAL!

This beautiful family home has been loved and enjoyed and is now ready for a new buyer looking for plentiful space and scope to put their own stamp on a new home! The reception hallway is a total wow factor in this house, you fall in love as soon as you walk in the door! Situated at the top of the development in this peaceful position the property briefly comprises: Simply huge reception hallway with bay window, family room/office, exceedingly generous living room overlooking the garden, dining kitchen which opens onto the dining room (an ideal entertainment space which opens straight into the delightful garden) separate utility room. Guest wc. To the first floor the hallway is equally impressive with a lovely seating/reading nook!! The master suite has built in wardrobes, overlooks the rear garden and has a separate en-suite. The second bedroom is a generous room, also over the rear which has a dressing area and en-suite. The house bathroom has a bath with shower. There are two further double bedrooms also with built in storage. To the rear of the property is a mature garden which sweeps round the rear of the property with multiple dining areas, enjoying both West and East facing areas. To the front

the palm trees offer a holiday vibe to this stunning home. There is a driveway with space for two cars as well as a double garage with power - An internal viewing is essential to fully appreciate this wonderful family home! EPC RATING C

AREA GUIDE

The Woodlea development has long since proved a popular location with professionals and families offering access to a lovely onsite playground, there is also the bridal path which has access into Meanwood Park and onto

The Hollies for fantastic walks all year round. The Woodlea development is also within the catchment area for excellent local primary and high schools. David Lloyd sports and leisure centre is just a short walk away as offers easy access to the commercial heart of Leeds City and Leeds outer Ring Road.



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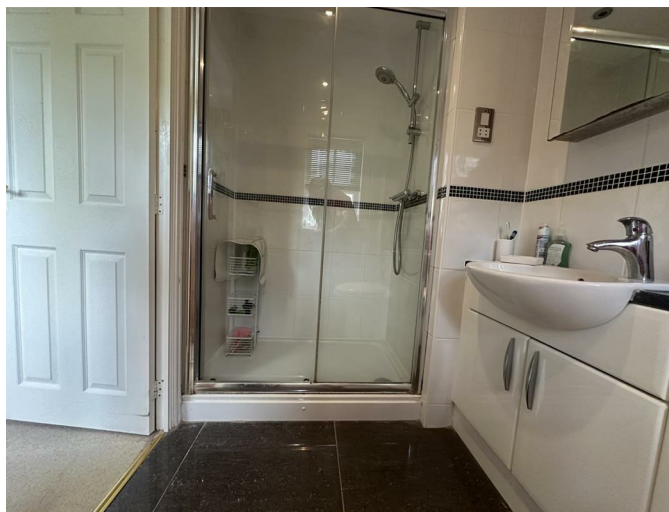


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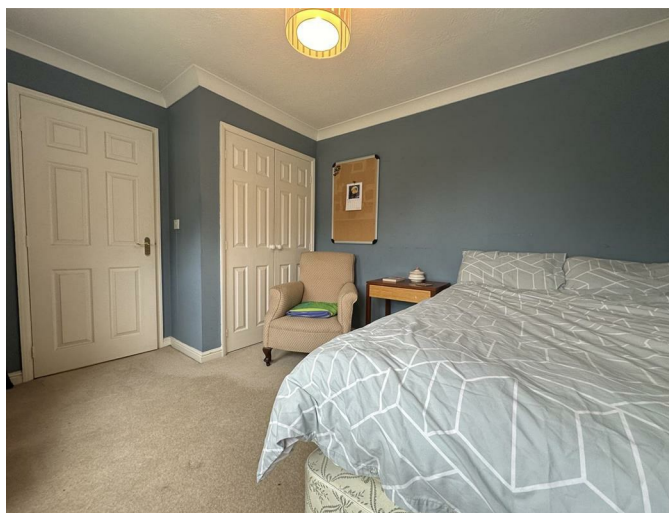
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TENURE
FREEHOLD

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

C

COUNCIL TAX BAND

F

PROPERTY CONSTRUCTION

The property is standard construction

WATER METER

There is/is not a water meter in the property

SEWERAGE

THE PROPERTY IS MAINS CONNECTED

PARKING

The parking at the property is

MOBILE SIGNAL/BROADBAND COVERAGE

PLEASE CLICK ON THE FOLLOWING LINK TO ASSESS COVERAGE FOR THIS PROPERTY

<https://checker.ofcom.org.uk/>

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.

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.

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.

COMPANY INFO

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