



1 Heydon Close, Meanwood  
£665,000

**ALAN COOKE**  
SALES & LETTINGS

STUNNING FAMILY HOME - FOUR BEDROOM - TWO BATHROOM - FOUR RECEPTION ROOMS - CONTEMPORARY DINING KITCHEN WITH UNDERFLOOR HEATING - SUBSTANTIALLY EXTENDED - QUIET CUL DE SAC LOCATION - LARGE CORNER PLOT WITH EAST FACING GARDEN - HUGE MASTER SUITE WITH DRESSING AREA AND EN-SUITE - IMMACULATE CONDITION THROUGHOUT - GARAGE - OFF STREET PARKING - NO ONWARD CHAIN

This spacious family home has real wow factor. As soon as you step through the door you are greeted by a large, open hallway which leads into the most magnificent dining kitchen that has been finished to an exceedingly high spec with Granite worktops, underfloor heating and integrated appliances. The dining room is of excellent proportions and is ideal for entertaining as it has double doors opening into the living room. The living room is a large reception room with a square bay. To the front of the property there is a versatile reception room which would be an ideal play room/family room. To the rear is a conservatory which opens out onto the East facing garden which as you can see from the photos is a fabulous sun trap. To the first floor the luxurious master is massive, with a modern en-suite, built in wardrobes and a square bay this is a simply beautiful room. The property has three further bedrooms, which are all of fantastic proportions with built in wardrobes. To the front there is off street parking for two cars leading to an integral garage. To the rear is a fully enclosed East facing garden which is a sun trap all throughout the

day with a dining patio ideal for evening dining. The gas central heating boiler is under a year old and under warranty. An internal viewing is essential to fully appreciate this fabulous property - FULL VIDEO TOUR AVAILABLE

### 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.



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

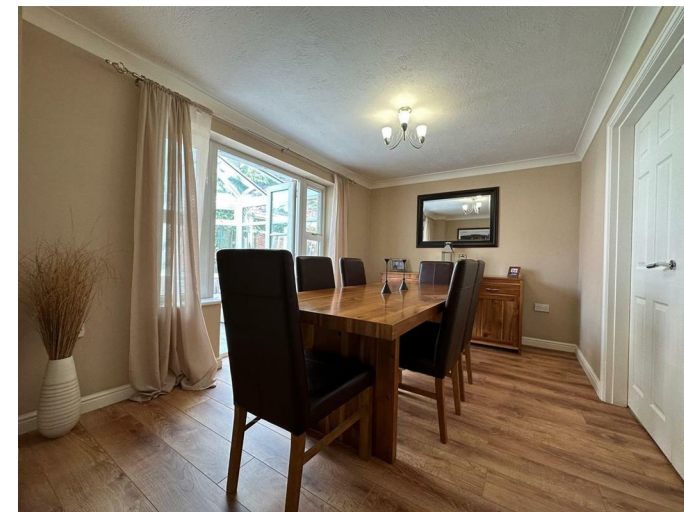
Tel: 0113 289 9669

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

[www.alancookenet.co.uk](http://www.alancookenet.co.uk)



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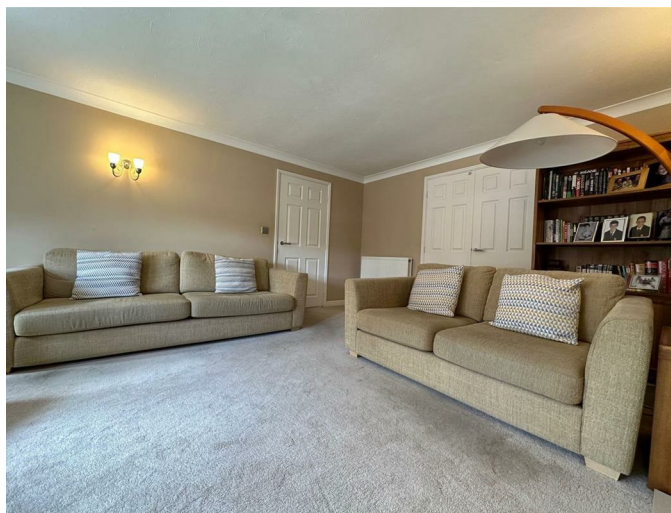
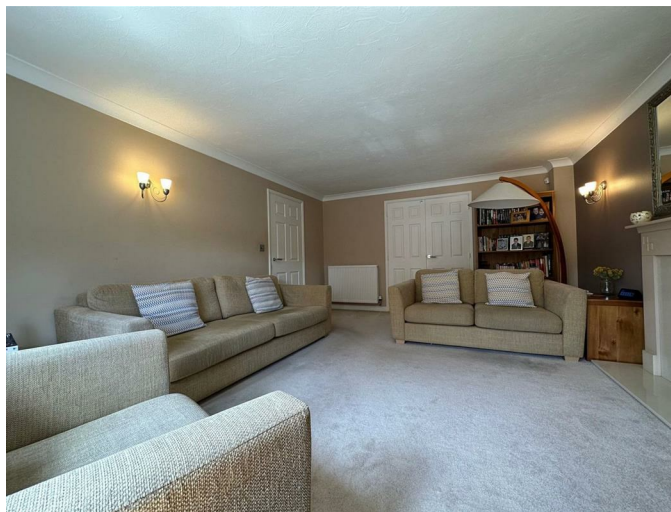


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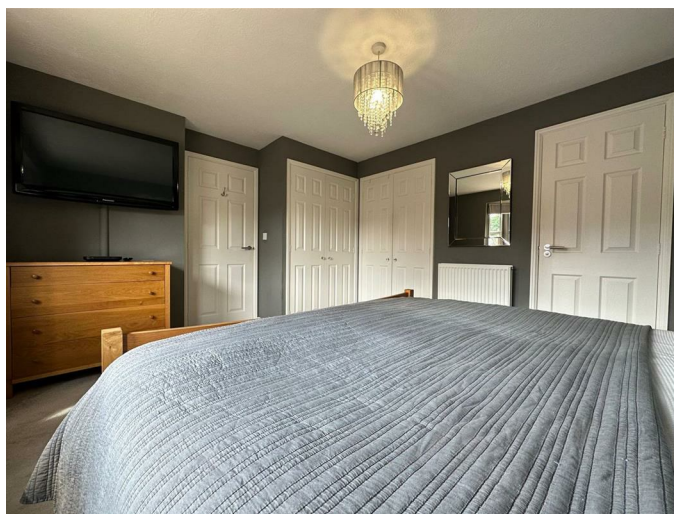


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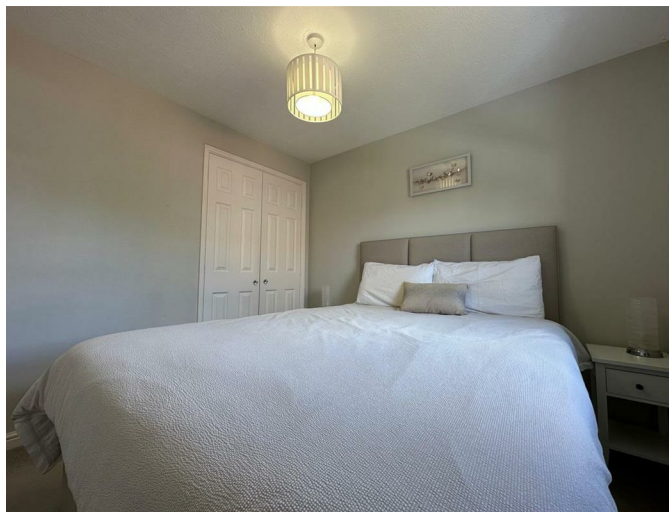


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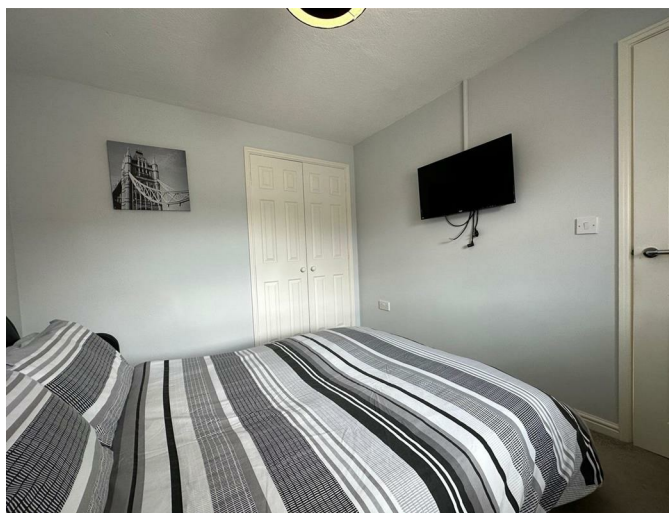
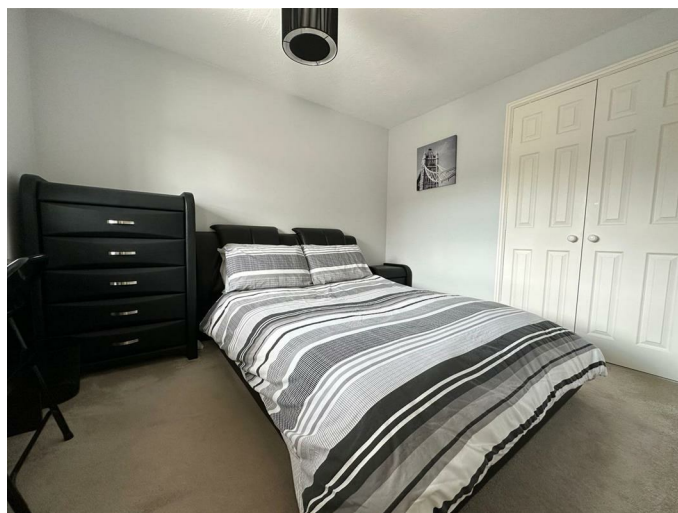
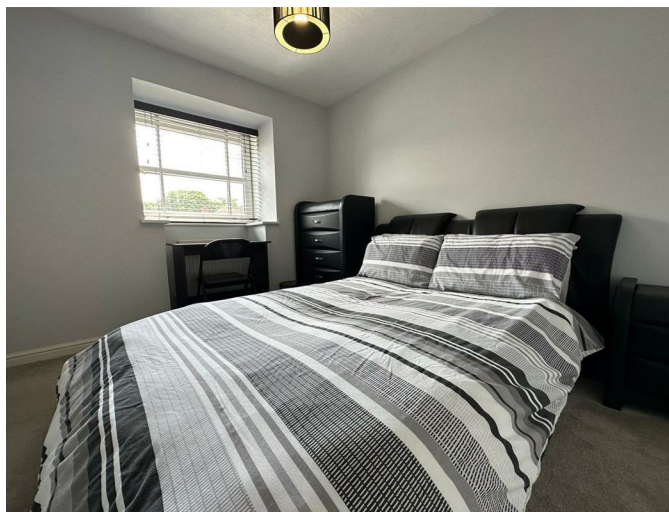
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### **EPC**

The EPC graph (shown above) has been prepared by an external company on our behalf and is a document wherein we have no responsibility

### **COUNCIL TAX BAND**

Band: F

### **EPC RATING**

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.

### 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.

### COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460



Total Area: 156.2 m<sup>2</sup> ... 1681 ft<sup>2</sup> (excluding garage)  
 All measurements are approximate and for display purposes only

