



9 Sherbourne Drive, Meanwood
£535,000

ALAN COOKE
SALES & LETTINGS

UNIQUE PROPERTY OOZES WOW FACTOR!
SUBSTANTIALLY EXTENDED – 4 BEDROOM – 4
BATHROOM – OVER 1700 SQ FT – TURN KEY CONDITION
– EXECUTIVE STANDARD THROUGHOUT - EXCEEDINGLY
PRIVATE SOUTH FACING – ENCLOSED REAR GARDEN –
STUNNING DINING KITCHEN (BESPOKE, GERMAN
MADE) WITH LIVING AREA – UNDER FLOOR HEATING -
BI-FOLD DOORS – SEPARATE LIVING ROOM -
DRIVEWAY FOR 2/3 CARS – MASTER SUITE WITH
DRESSING AREA & EN-SUITE – BEDROOM TWO WITH
EN-SUITE SHOWER ROOM

This four bedroom, three bathroom property will walk out! The current owners have substantially extended with the result of a luxurious, home which flows beautifully with versatile open plan living. We have never seen a house with so much storage, they have utilised every inch! With gas ch and Upvc dg. Comprising: Large entrance hallway which has a full walk in cupboard, utility area which is cleverly concealed, large understairs storage. Downstairs wc. Separate living room. The open plan Schuller kitchen has been thoughtfully designed to provide the most mega entertaining/living space. With built in Neff appliances, plentiful storage and ambient lighting the kitchen is high spec and luxurious with a floating table and breakfast bar area. The bi-fold doors really bring the garden into the house and make this a fantastic summer entertaining area. To the first floor the original master bedroom has built in wardrobes and an en-suite shower room, the second bedroom is a well-proportioned double with built in wardrobes.

Third bedroom to the front. The house bathroom is modern with a bath and shower above. To the second floor the master suite is fantastic. It has a huge hall area which is a really versatile area and loads of storage. The bedroom has lovely views and plenty of natural light, there is a great range of built in wardrobes and an en-suite shower room. To the rear the South facing garden is a low maintenance patio. To the front the modern paved driveway has parking for 2/3 cars



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

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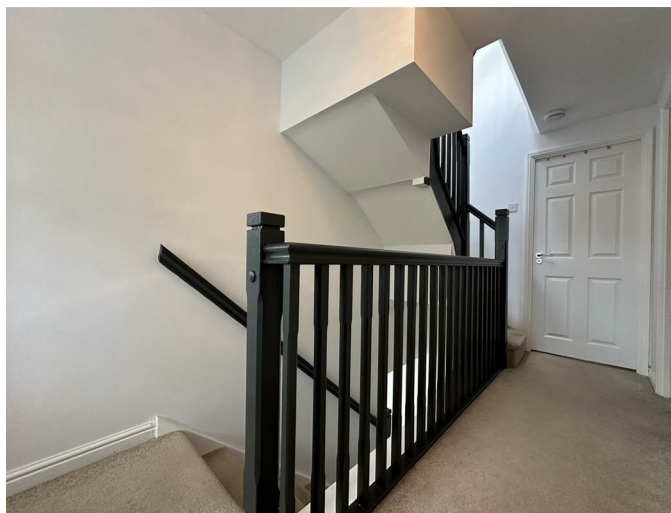
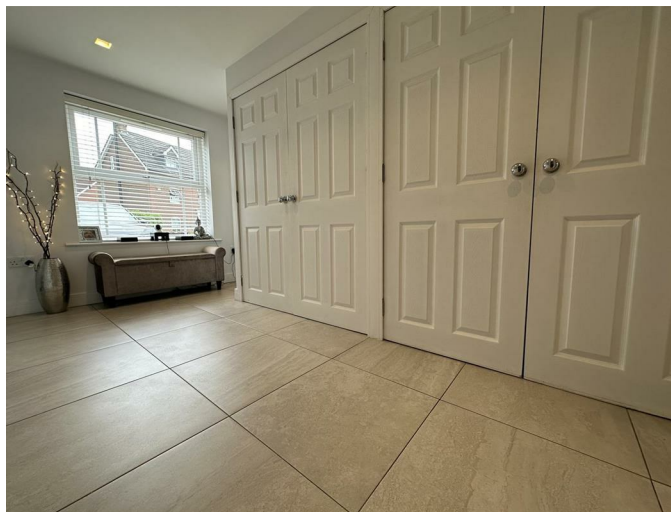


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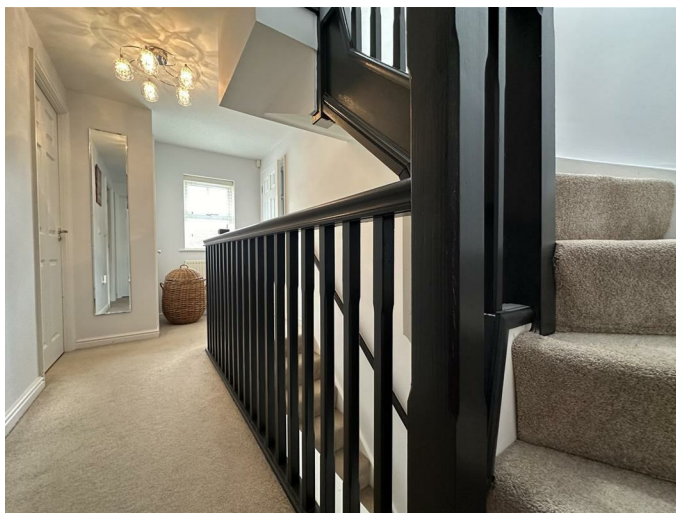
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SALES & LETTINGS





TENURE
FREEHOLD

COUNCIL TAX BAND
C

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

EPC RATING
C

PARKING
The parking at the property is off street

WATER METER
There is/is not a water meter in the property

SEWERAGE
THE PROPERTY IS MAINS CONNECTED

MOBILE SIGNAL/BROADBAND COVERAGE
PLEASE CLICK ON THE FOLLOWING LINK TO ASSESS COVERAGE FOR THIS PROPERTY

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

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.

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.

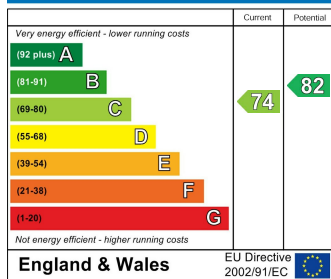
NOT VENDOR CHECKED
Please note this brochure has not been vendor checked and is subject to alteration

COMPANY INFO
Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460



Total Area: 180.4 m² - 1726 ft²
All measurements are approximate and for display purposes only.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating

