



36 Church Avenue, Meanwood
£305,000

RE-OFFERED TO THE MARKET - NO ONWARD CHAIN - OFFERING GREAT POTENTIAL FOR A BUYER WISHING TO PUT THEIR OWN STAMP ON A PROPERTY - FITTED KITCHEN - DINING ROOM - LIVING ROOM - THREE BEDROOMS - LARGE GARDEN

This property would be a fabulous purchase for the type of buyer wishing to modernise a property to their own tastes rather than paying for somebody else!! Situated in the heart of Meanwood's centre it enjoys a fantastic location. With gas central heating and double glazing the property briefly comprises: Entrance hallway, dining room which is an excellently proportioned reception room, living room, fitted kitchen with door opening on to the rear garden porch. To the first floor are two double bedrooms and one single. The bathroom has a spacious shower. Outside to the front is a garden which has been made easy for maintenance. There is a driveway to the front of the property for off street parking. The South facing rear garden is an excellent size. This property really requires an internal viewing to fully appreciate it!! Floorplan to follow - EPC RATING TBC

AREA GUIDE

This wonderful home, offering so much potential, 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.

TENURE

FREEHOLD



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

Tel: 0113 289 9669

Email: info@alancookenet.co.uk

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COUNCIL TAX BAND

BAND C

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

TBC

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

PROPERTY CONSTRUCTION

The property is standard construction

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.

NOT VENDOR CHECKED

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

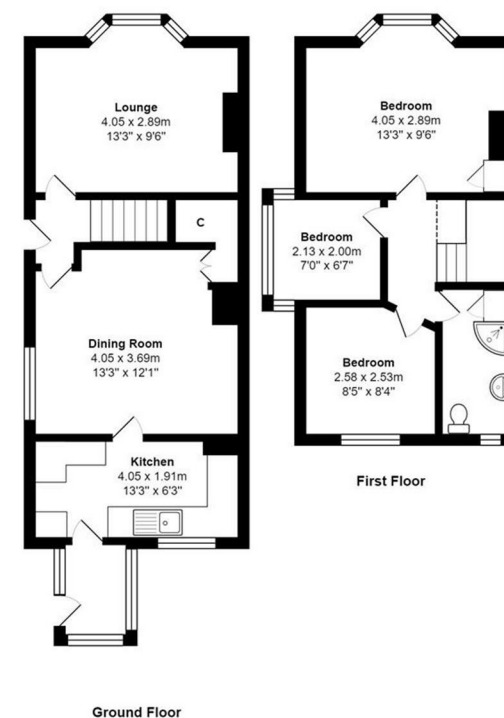
FIXTURES AND FITTINGS

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

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460



Total Area: 76.0 m² ... 818 ft²

All measurements are approximate and for display purposes only

