



4 Caraway Mews, Meanwood
£315,000

THREE BEDROOM TOWN HOUSE - QUIET ENCLAVE OF JUST A HANDFUL OF HOUSES - WOODLAND VIEWS - DINING KITCHEN - GUEST WC - FULLY ENCLOSED REAR GARDEN - DESIGNATED PARKING FOR TWO CARS - IDEAL FIRST TIME BUY - EXCELLENT LOCATION - INTERNAL VIEWING IS ESSENTIAL!!

We have an absolute gem for you, this one isn't going to be round for long!! Situated within the highly popular Woodlea development, it enjoys a peaceful location yet has all the amenities of Meanwood right on the doorstep! With gas central heating system and double glazing, the property briefly comprises: Entrance hallway with solid Oak flooring, downstairs/guest wc. Spacious living room with woodland views, fitted kitchen with dining area. The kitchen has double doors onto the rear garden meaning this is a fantastic entertaining space during the summer months. To the first floor the house bathroom is modern with bath and shower above. The spacious master bedroom has lovely woodland views. The second bedroom is a well-proportioned double. The third bedroom is a single room which makes an ideal nursery/office and has the added benefit of the garden view. To the front is a paved area. To the rear is a low maintenance fully enclosed garden with brand new decking and lawned garden. The property also has the additional benefit of parking for two cars - Floorplan to follow - EPC RATING TBC - Full video tour available.



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

Tel: 0113 289 9669

Email: info@alancookenet.co.uk

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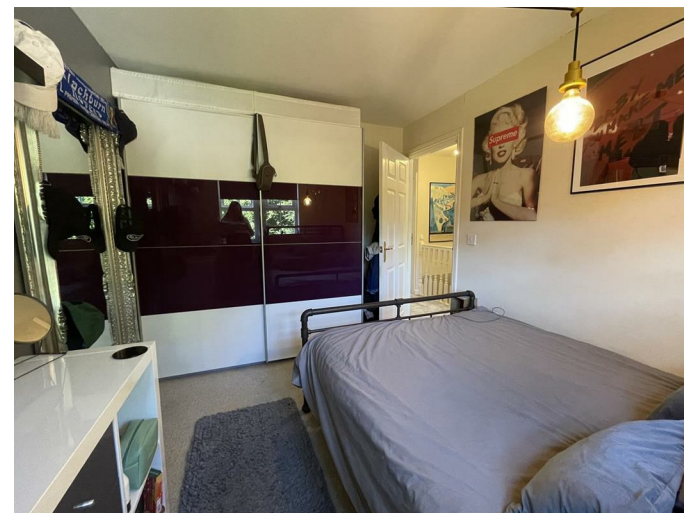


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EPC

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

EPC RATING

EPC - C

WATER METER

There is a water meter in the property

PROPERTY CONSTRUCTION

The property is standard construction

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

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.

COUNCIL TAX BAND

B

PARKING

The parking at the property is off street

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

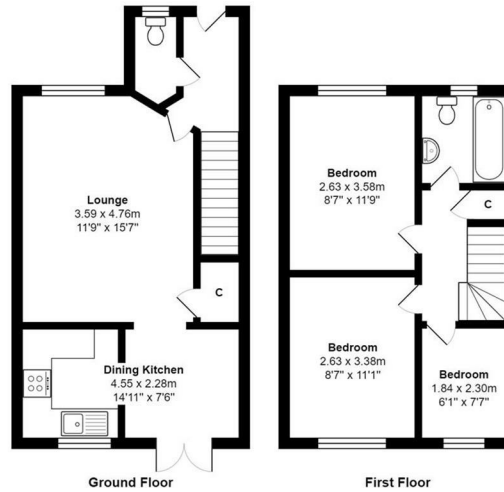
FIXTURES AND FITTINGS

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: 69.2 m² ... 744 ft²
 All measurements are approximate and for display purposes only

