



24 Willow Well Road, Crossgates  
£179,995

**ALAN COOKE**  
SALES & LETTINGS



**NO ONWARD CHAIN - TWO BEDROOM SPACIOUS HOUSE - IDEAL FIRST TIME BUY - LARGE EAST FACING GARDEN - DINING KITCHEN - LIVING ROOM - SPACIOUS DOUBLE BEDROOMS - INTERNAL VIEWING IS ESSENTIAL TO FULLY APPRECIATE THIS PROPERTY**

Welcome to this charming property located on Willow Well Road in Leeds! This delightful house comprises of two well proportioned bedrooms, making it an ideal choice for a first-time buyer looking to settle in a fantastic location.

One of the standout features of this property is its large East-facing garden, complete with a lovely patio area and a spacious lawned area. Imagine enjoying your morning coffee on the patio or hosting a barbecue with friends and family in this beautiful outdoor space.

The house is in move-in condition, meaning you can start enjoying your new home right away without the hassle of renovations or repairs. Whether you're looking for a peaceful retreat or a place to entertain, this property offers the perfect blend of comfort and convenience.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and take the first step towards owning your own piece of paradise on Willow Well Road. EPC RATING D

### AREA GUIDE

The property enjoys a convenient yet quiet location with easy access to the city centre and surrounding areas. The street is a no through road meaning you can enjoy the peace and yet have many amenities right on the doorstep. Temple Newsam is also only a short walk away as a several shops, cafes and eateries





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)



SALES & LETTINGS





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

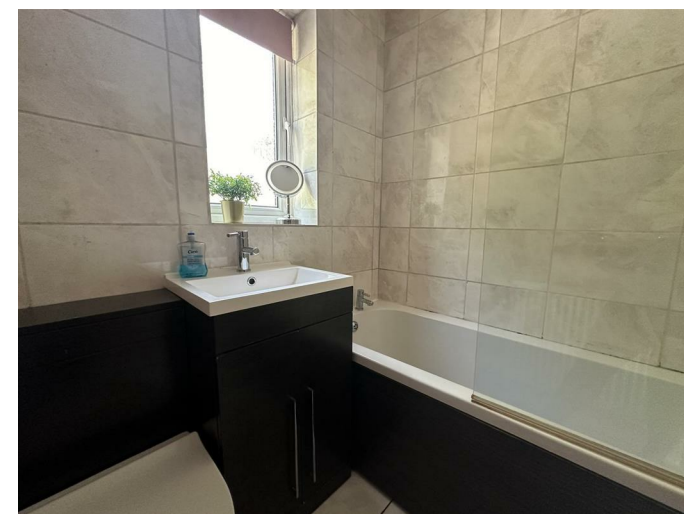
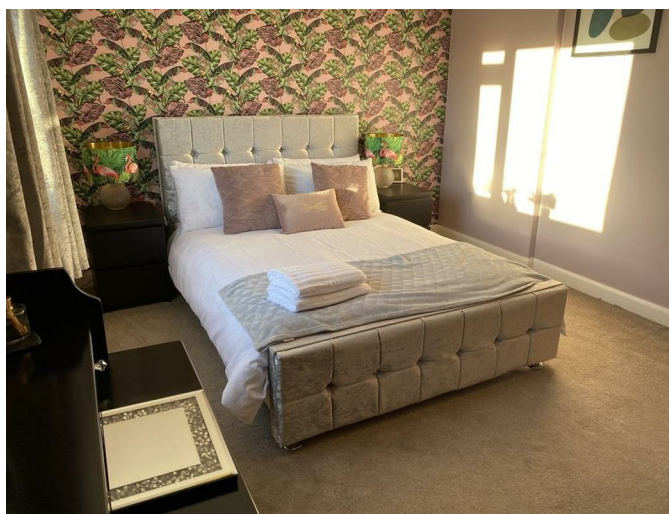
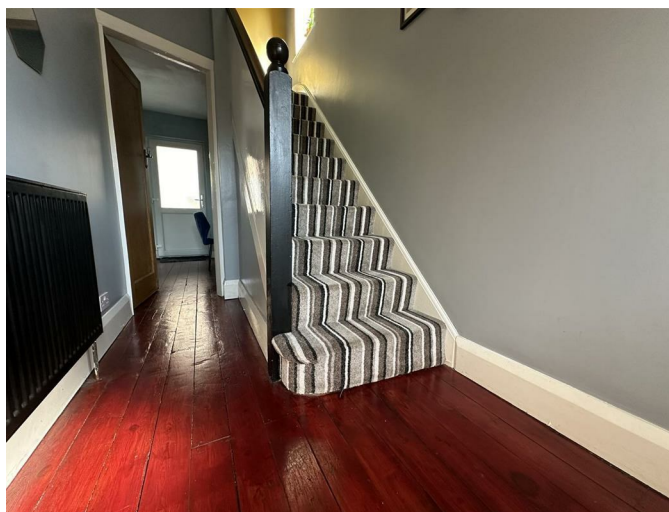
Tel: 0113 289 9669

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

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



SALES & LETTINGS



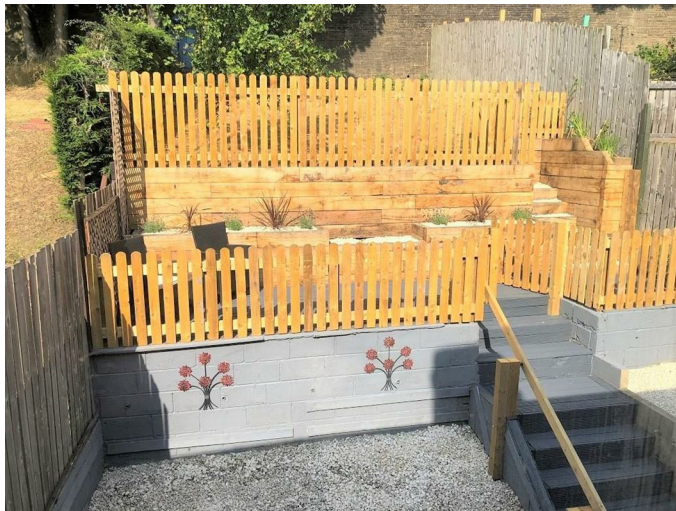
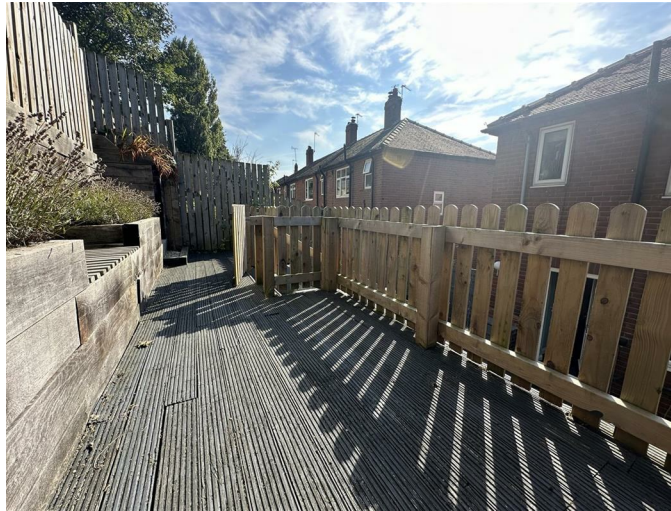


15a Stonegate Road, Meanwood, Leeds, West Yorkshire, LS6 4HZ

Tel: 0113 289 9669

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

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



### COUNCIL TAX BAND

BAND B

### PARKING

The parking at the property is off street driveway

### PROPERTY CONSTRUCTION

The property is standard construction

### 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

RATNG D



## 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.

## 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.

## 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.

## 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.

## MOBILE SIGNAL/BROADBAND COVERAGE

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

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

## NOT VENDOR CHECKED

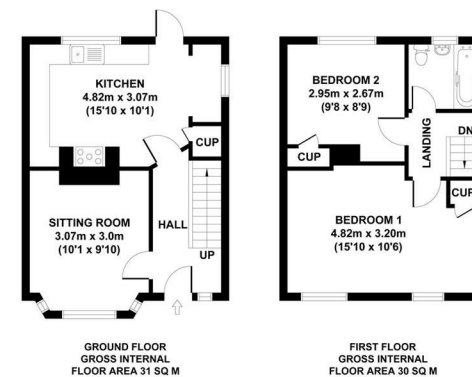
Please note this brochure has not been vendor checked and is subject to alteration

## COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460

## SEWERAGE

THE PROPERTY IS MAINS CONNECTED



24 WILLOW WELL ROAD LEEDS, LS15 7JQ

APPROX. GROSS INTERNAL FLOOR AREA 61 SQ M / 657 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	