



31 Church Avenue, Meanwood
£315,000

UNEXPECTEDLY RE-OFFERED DUE TO CHAIN COLLAPSE -
OFFERING EXCELLENT LOCATION- FITTED KITCHEN -
DINING ROOM - LIVING ROOM - THREE BEDROOMS -
LARGE GARDEN - INTERNAL VIEWING ESSENTIAL - OFF
STREET PARKING

This fabulous, well-proportioned home is an excellent purchase, enjoying an enviable location just minutes walking distance into Meanwood. With gas ch and Upvc double glazed double glazing, briefly comprising: Entrance hallway, dining room, fitted kitchen, utility area. Living room which is well proportioned. To the first floor are two double bedrooms and one single. The bathroom is modern, bath with shower above. To the front of the property is a driveway providing off street parking for up to three cars. To the rear of the property is a large, private garden which is fully enclosed, ideal for the summer months. The property has a detached garage and lovely views of the church - An internal viewing is essential to appreciate this property.

AREA GUIDE

This wonderful home 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.



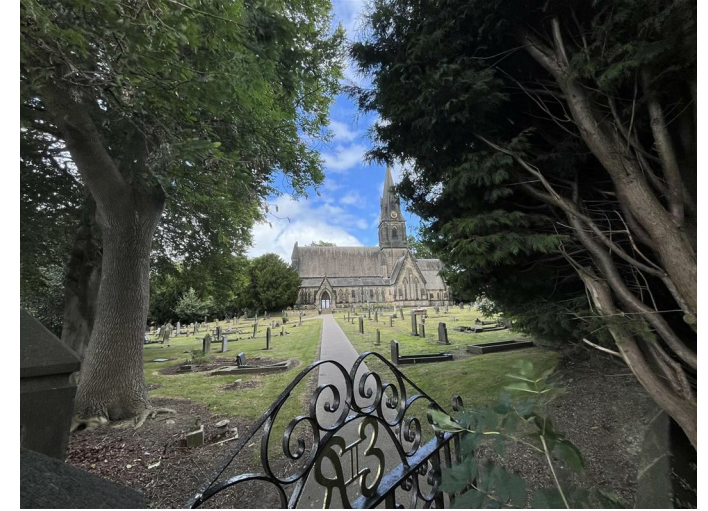
15a Stonegate Road, Meanwood, Leeds, West Yorkshire, LS6 4HZ

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Email: info@alancookenet.co.uk

www.alancookenet.co.uk





COUNCIL TAX BAND

Band C

EPC RATING

58

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

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.

MOBILE SIGNAL/BROADBAND COVERAGE

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

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

PARKING

The parking at the property is Private Driveway

PROPERTY CONSTRUCTION

The property is Standard Construction

SEWERAGE

THE PROPERTY IS MAINS CONNECTED

TENURE

Freehold

VIEWINGS

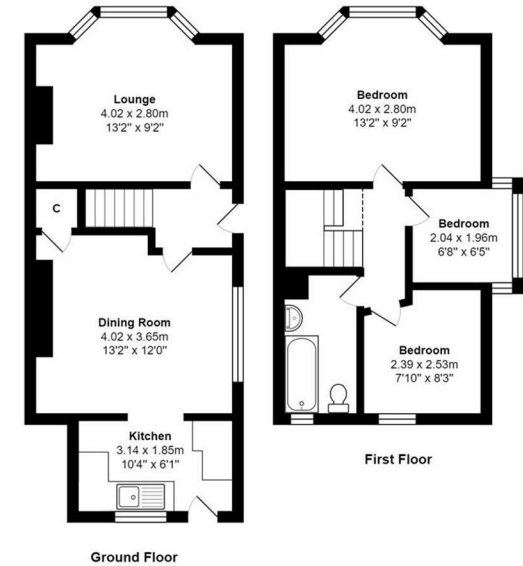
Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am-1pm Saturday. Alternately, please feel free to leave us a voicemail out of hours with your information and we will call you back.

WATER METER

There is a water meter in the property

COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460



Total Area: 70.4 m² ... 758 ft²
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	