ALAN COOKE
SALES & LETTINGS
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FOR SALE

37 Sunset Road, Meanwood
£285,000

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NO ONWARD CHAIN - MEANWOOD PARK VIEW - SOUTH WEST FACING GARDEN - TWO BEDROOM SEMI DETACHED BUNGALOW - RARELY AVAILABLE - MODERN KITCHEN - LIVING ROOM DINING AREA WITH DOUBLE DOORS ONTO THE GARDEN

This beautiful home offers so much potential!! It is exceedingly rare to have a property come up backing onto Meanwood Park and they are never around for long so don't miss out! With gas central heating and Upvc double glazing. The well proportioned room living room with dining area and double doors into the garden, this room also enjoys a lovely view of the garden and park. The modern fitted kitchen has plentiful storage. The property has two bedrooms, the master bedroom is an excellently proportioned double which overlooks the front garden, the second bedroom is a good size room which looks onto the back garden/park. The bathroom has a white suite with bath and shower above. Garden with clear views over the beautiful Meanwood park, South West facing garden. Front garden with potential to create a driveway for off street parking

AREA GUIDE
Enjoying a prime position, this property on Sunset Road is in a fantastic location. Just minutes walk away from the bustling Meanwood 'Centre' which has an array of shops including Asda, Waitrose, Aldi and many more. With restaurants and bars to enjoy yet also minutes walk away from the picturesque Meanwood park and walks round The Hollies the

property really has everything you need right on the door step! There are several local schools within walking distance aswell as being close by to David Lloyd leisure centre

PARKING
The parking at the property is on street parking

COUNCIL TAX BAND
BAND B

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

PROPERTY CONSTRUCTION
The property is standard construction

TENURE
FREEHOLD

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	69
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC