



ALAN COOKE
SALES & LETTINGS
0113 2899 669
www.alancookenet.co.uk
FOR SALE

20 Woodlea Drive, Meanwood
£399,995

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NO ONWARD CHAIN - FANTASTIC VALUE - THREE BEDROOM - TWO BATHROOM DETACHED HOUSE - LARGE SOUTH FACING GARDEN - POTENTIAL TO EXTEND - OFF STREET PARKING - GARAGE - CLOSE TO EXCELLENT SCHOOLS

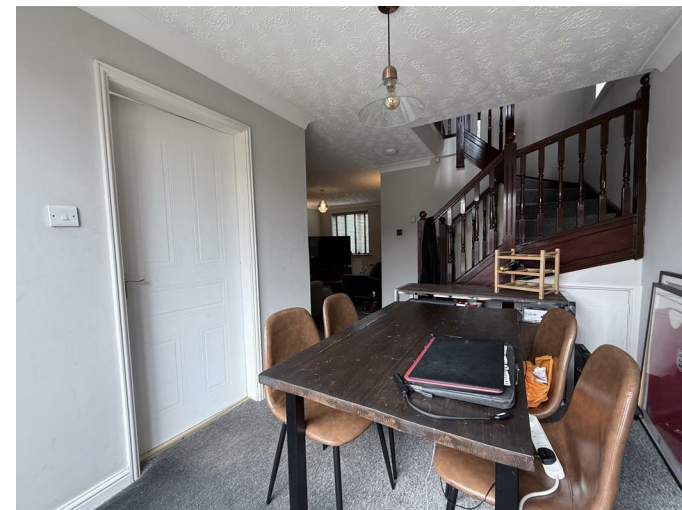
This fabulous home offers so much potential for a buyer to add value and put their stamp on their new home! With gas central heating and double glazing the property briefly comprises: Entrance porch, living room, dining area with sliding door out onto the patio. Fitted kitchen, conservatory. To the first floor the master bedroom is a well proportioned double with built in wardrobes and an en-suite. The second bedroom is a good size double also. The third bedroom is an ideal single/home office. The driveway offers off street parking and there is the added benefit of a garage. To the rear the garden is massive! It's South facing so a great sun trap offering a huge amount of potential should a new buyer want to extend. *Subject to appropriate planning approvals - EPC RATING D - FULL VIDEO TOUR

AREA GUIDE

The Woodlea development has long since proved a popular location with professionals and families offering access to a lovely onsite playground, there is also the bridal path which has access into Meanwood Park and onto

The Hollies for fantastic walks all year round. The Woodlea development is also within the catchment

area for excellent local primary and high schools. David Lloyd sports and leisure centre is just a short walk away as offers easy access to the commercial heart of Leeds City and Leeds outer Ring Road.

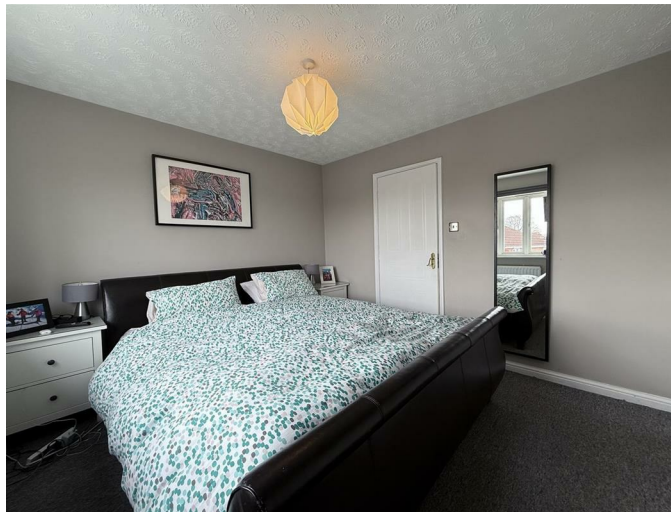


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COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460

COUNCIL TAX BAND

BAND D

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

EPC RATING

RATING D

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

WATER METER

There is/is not a water meter in the property

PARKING

The parking at the property is driveway and garage

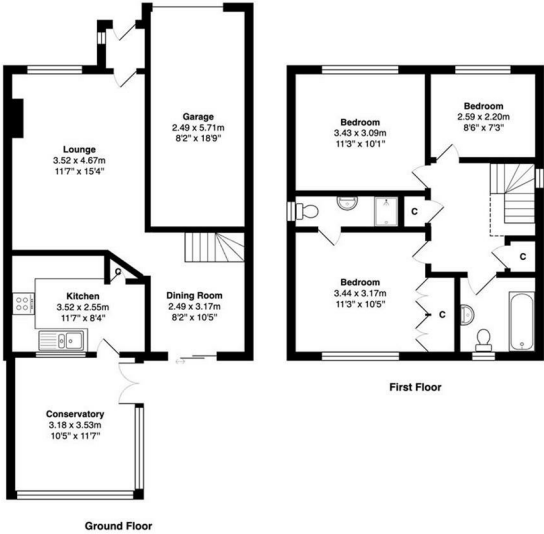
SEWERAGE

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/>



Total Area: 109.6 m² ... 1180 ft²
All measurements are approximate and for display purposes only

