



16 Holmwood Avenue, Meanwood  
£315,000

UNEXPECTEDLY REOFFERED DUE TO CHAIN COLLAPSE -  
IN TURN KEY CONDITION - IDEAL FIRST TIME BUY -  
FANTASTIC LOCATION WITHIN WALKING DISTANCE TO  
MEANWOOD'S CENTRE - TWO (ORIGINALLY THREE)  
BEDROOM SEMI DETACHED - LIVING/DINING ROOM -  
CONTEMPORARY FITTED KITCHEN - SOUTH WEST  
FACING - FULLY ENCLOSED GARDEN WITH PATIO AND  
RAISED DINING DECKING (A REAL SUN TRAP) GARAGE -  
OFF STREET PARKING FOR TWO/THREE CARS -  
INTERNAL VIEWING IS ESSENTIAL

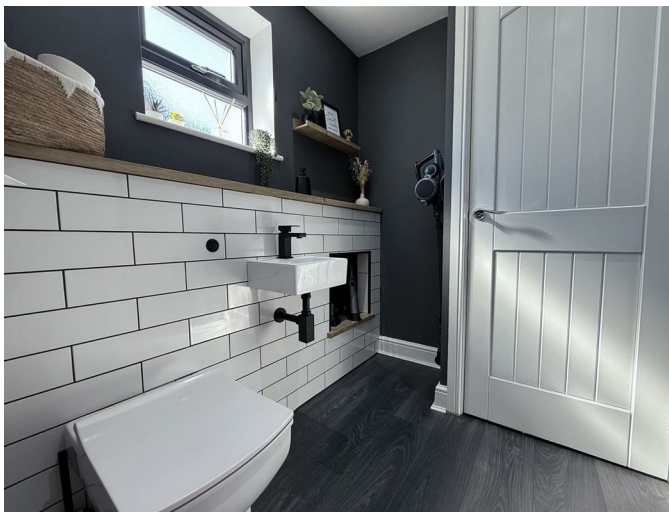
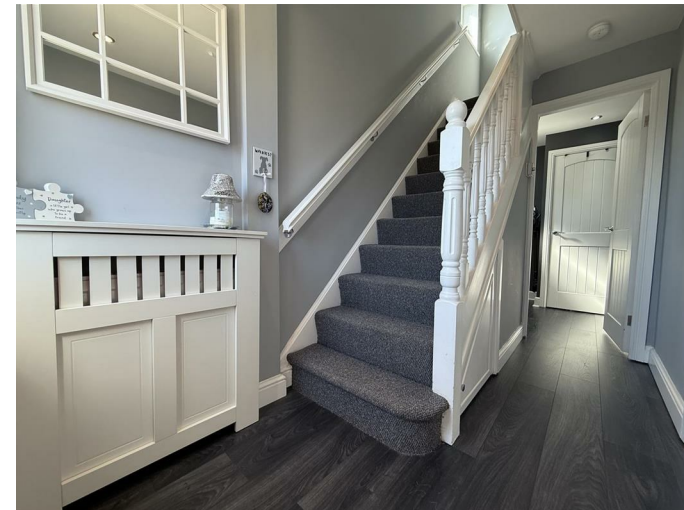
This fantastic semi detached home would make an ideal first time buy or a for a down sizer. With gas central heating and Upvc double glazing. Briefly comprising: Entrance hall with modern hard-wearing flooring, contemporary downstairs, guest wc with storage. The living/dining room is a spacious reception room with plenty of natural light due to having windows at both sides of the room. Modern fitted kitchen with plentiful storage and door leading to the rear garden. The master bedroom is a well-proportioned double with built in wardrobes. The second bedroom (also a spacious double) overlooks the rear garden. The house bathroom is simply stunning with a large, free-standing bath and a separate shower cubicle you could be forgiven for thinking you were in a hotel! The front garden has a paved driveway with parking for 2/3 cars. To the rear is a fully enclosed, large, South West facing garden with a dining patio (ideal for summer entertaining) there is also a dining decking at the top of the garden. The property also has a garage. An internal viewing is

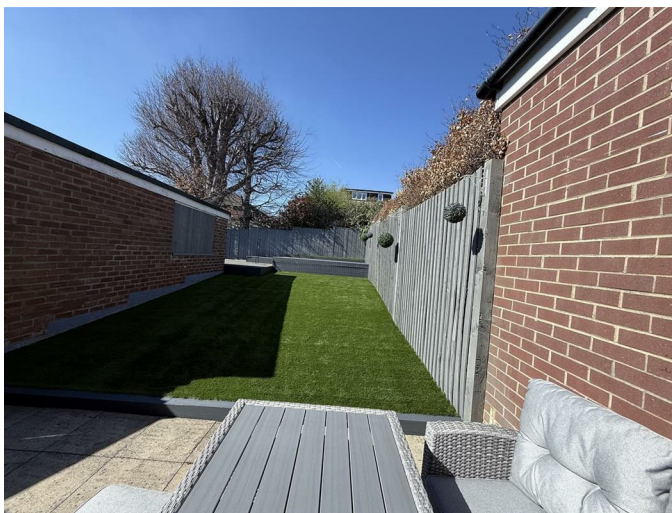
essential for this turn key condition home. EPC  
RATING E - FULL VIDEO TOUR AVAILABLE

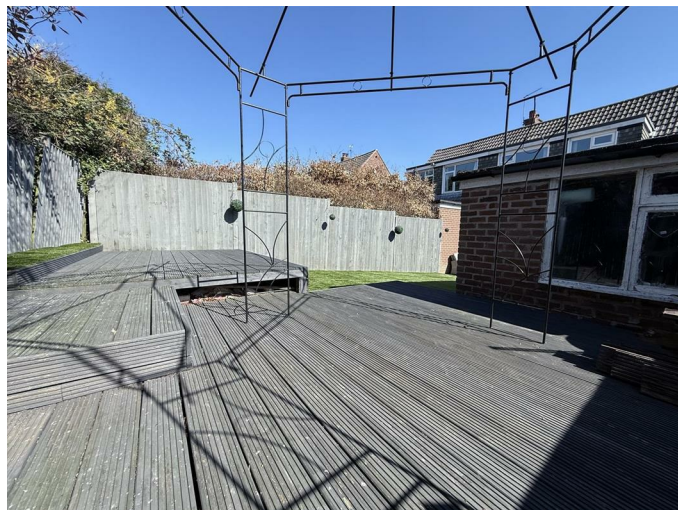
### AREA GUIDE

This wonderful home is just minutes walking distance of Meanwood & its vibrant centre with bars, restaurants, shops, many beautiful woodland walks as well as David Lloyd gym & Moor Allerton shopping centre. Situated just a couple of minutes walk away from buses which run to Leeds centre & many other areas. The property is within the catchment area for many desirable primary & secondary schools.









## COUNCIL TAX BAND

COUNCIL BAND C

## 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

RATING D

## 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.

## PARKING

The parking at the property is off street parking with a driveway plus a garage

## 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.

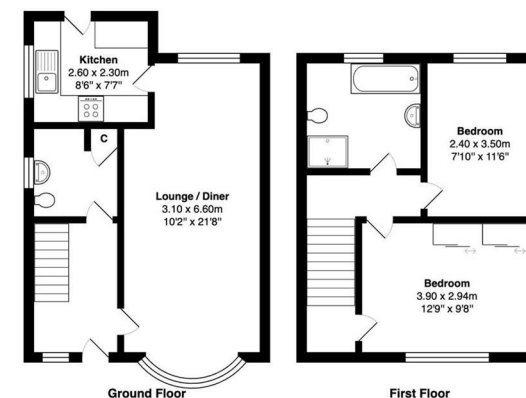
THE SELLER DOES NOT INCLUDE IN THE SALE ANY CARPETS, LIGHT FITTINGS, FLOOR COVERINGS, CURTAINS, BLINDS, FURNISHINGS, ELECTRIC/GAS APPLIANCES (WHETHER CONNECTED OR NOT) OR ANY OTHER FIXTURES AND FITTINGS UNLESS EXPRESSLY MENTIONED IN THESE PARTICULARS AS FORMING PART OF THE SALE.

## 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

## COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460



Total Area: 66.4 m<sup>2</sup> ... 715 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

