



12 Church Avenue, Meanwood
£425,000

NO ONWARD CHAIN – RARELY AVAILABLE –
IMMACULATE FOUR BEDROOM – EXTENDED – SEMI
DETACHED HOUSE – FULLY RE-FURBISHED – BRAND
NEW FITTED KITCHEN – BRAND NEW BATHROOM &
GUEST WC – FULLY RE-DECORATED – BRAND NEW
CARPETS THROUGHOUT – LARGER THAN AVERAGE
PLOT WITH SOUTH FACING GARDEN WITH PERGOLA

With brand new gas central heating and Upvc double glazing this extended four bedroom property is a well proportioned semi detached home which has been fully refurbished from top to bottom. The property has a huge advantage of having an exceptionally large plot with garden to the front side and rear, it also has the massive bonus of being South facing! The owner has spared no cost and has even built a Pergola in the garden, ideal for summer entertaining. It's literally ready for a new buyer to turn the key and move in! Briefly comprising: Spacious entrance hall with brand new flooring. Spacious living room with bay window overlooking the front garden. Dining room with double doors onto the dining area and delightful garden. Brand new guest wc with space for a utility area. The fitted kitchen has been tastefully refurbished and has plentiful storage, this also has a door leading straight into the garden. To the first floor you have the rare benefit of having three, well proportioned doubles and one spacious single bedroom. All bedrooms plus the hallway have brand new, high quality carpets. The house bathroom is also brand new with a double shower cubicle and white suite. The loft area has been fully boarded and

carpeted with a drop down ladder so this is a useful space ready to use. The front garden has been lawned with built in planters either side of the steps. The brand new driveway is great for off street parking. The rear garden is exceedingly private and enclosed. An internal viewing is essential to appreciate this fantastic property, it won't be around for long! EPC RATING C – Full video tour available

AREA GUIDE

This wonderful home is just minutes walking distance of Meanwood park, Waitrose 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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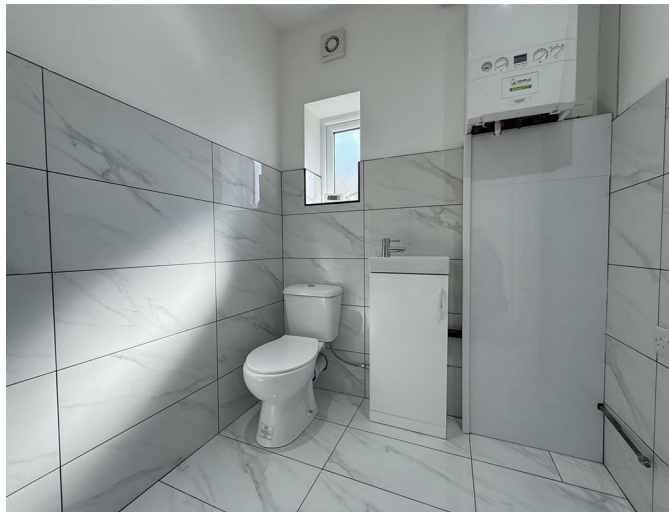


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COUNCIL TAX BAND

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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

C

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

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

