



78 Parkland Drive, Meanwood
£599,000

DETACHED HOME - 4/5 BEDROOMS - SUBSTANTIALLY EXTENDED - CORNER PLOT - SOUTH FACING GARDEN - GARDENS TO FOUR SIDES - HUGE OPEN PLAN DINING KITCHEN/LIVING SPACE WITH - DOWNSTAIRS OFFICE/BEDROOM 5 - LARGE UTILITY ROOM - LIVING ROOM - MASTER SUITE WITH EN-SUITE & WALK IN DRESSING ROOM - TURN KEY CONDITION

This beautiful 4/5 bed detached property has been thoughtfully planned & extended by the current owners to provide a spacious home with open plan living. With gas central heating & Upvc double glazing the property briefly comprises: Spacious entrance hall, living room with feature fireplace & large window overlooking the beautiful front garden. The dining kitchen is a wonderful entertaining space, with a huge kitchen area with plentiful storage, contemporary kitchen units, Quartz worktops and island. There is a dining area & a sitting area, the whole area offers real versatility for family living. There is a sliding door across the back of the kitchen leading to the dining decking which would be ideal for summer entertaining. The separate utility room is larger than most standard kitchens! It also has contemporary units & worktops. Separate guest wc. The downstairs office is a large versatile space which could make an ideal guest bedroom/work from home space, this room has access to the side of the house. To the first floor the first bedroom (original master bedroom) is a fantastically proportioned room, the second bedroom is also a great size double. The house bathroom is contemporary with bath & large walk in

shower cubicle. The fourth bedroom is a great size single bedroom/office. To the second floor is the master suite, a large bedroom space with a huge window. It has a contemporary en-suite with shower & walk in dressing room. To the rear of the property is a fully enclosed, South facing garden which is a great sun trap with the dining decking. To the side is a further garden ideal for a children's play area. Driveway for off street parking

AREA GUIDE

In this quiet family area this property enjoys a convenient location on this peaceful, picturesque leafy street. Within walking distance to the 'village centre' & all the amenities it has to offer but also close to Moortown corner, the Ring Road & David Lloyd leisure centre. Excellent schools are within walking distance which makes this a desirable area for families as does the park just a few minutes walk away. Stonegate Road, Scott Hall Road & King Lane all offer excellent transport links to Headingley, Leeds city centre, Harrogate & many other areas and are all within walking distance





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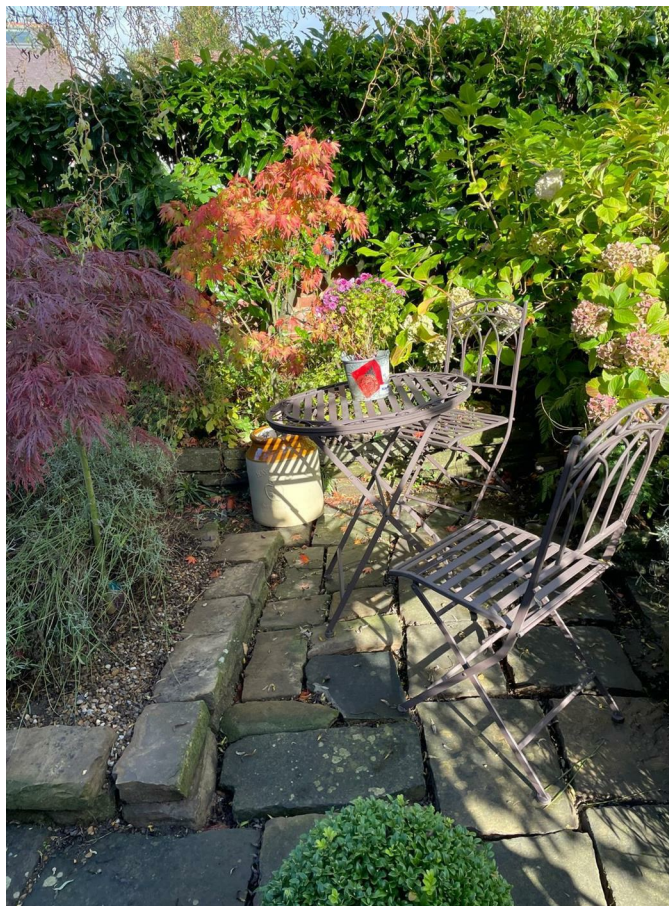
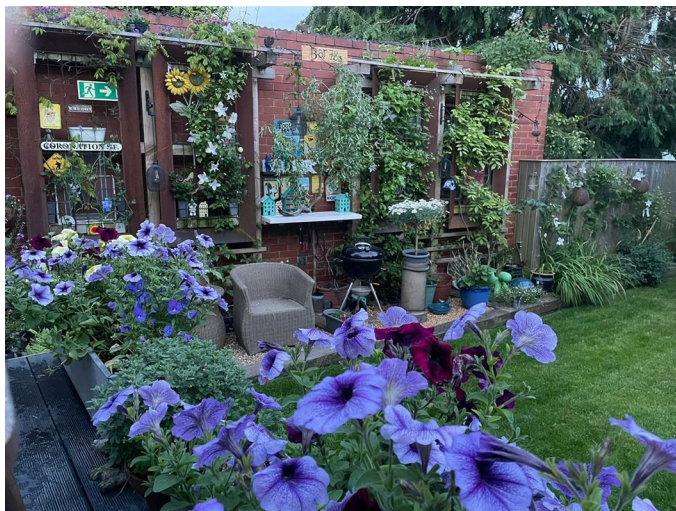
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EPC

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 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

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.

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.

MOBILE SIGNAL/BROADBAND COVERAGE

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

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

SEWERAGE

THE PROPERTY IS MAINS CONNECTED

PARKING

The parking at the property is an offroad driveway

COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460

