



48 Parkland Crescent, Meanwood  
£375,000

**ALAN COOKE**  
SALES & LETTINGS



EXTENDED THREE BEDROOM - SEMI DETACHED HOUSE - SITUATED ON LEAFY QUIET STREET - WITHIN CATCHMENT AREA TO OUTSTANDING & EXCELLENT PRIMARY & SECONDARY SCHOOLS - A MUCH LOVED FAMILY HOME WHICH IS READY FOR A NEW OWNER TO MAKE IT SMILE AGAIN - FANTASTIC SQUARE FOOTAGE - LARGE LIVING ROOM AND SEPARATE DINING ROOM - SO MUCH POTENTIAL - NO ONWARD CHAIN

This three bedroom semi-detached house offers a fantastic opportunity for a buyer wishing to add value and put their own stamp on their new home! With gas central heating system and Upvc double glazing, the property briefly comprises: Entrance hall, light & bright living room which is an excellently proportioned room with double doors onto the dining patio, separate dining room which is also a great size. Extended kitchen (which could easily be opened up into the dining room making a wonderful open plan dining kitchen)

To the first floor are three well-proportioned bedrooms and a house bathroom. Large walk in hall cupboard (which could be ideal for a guest wc.). To the front of the property is a stocked garden and a driveway to the side. The rear garden is a manageable size and offers great potential and a dining patio. EPC RATING TBC - FULL VIDEO TOUR AVAILABLE

### 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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### 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

TBC

### 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 off street parking

## COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460

