



133 Church Avenue, Meanwood
£315,000



QUIET CUL DE SAC LOCATION - THREE BEDROOM SEMI DETACHED HOUSE - LIVING ROOM - FITTED KITCHEN - SEPARATE DINING ROOM - SUNNY GARDEN - OFF STREET PARKING - WITHIN CATCHMENT AREA OF EXCELLENT PRIMARY & HIGH SCHOOLS

With gas central heating and Upvc double glazing the property briefly comprises: Entrance porch, spacious living room, dining room, fitted kitchen. To the first floor the master bedroom has Sharps installed fitted furniture, bedroom two is a good size double and bedroom three a single. The bathroom is a wet room. To the rear is a lawned sunny garden. The property has a garage with power and there is a driveway for off street parking - EPC RATING TBC - FLOORPLAN TO FOLLOW

AREA GUIDE

This wonderful home is just a short walk to 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.



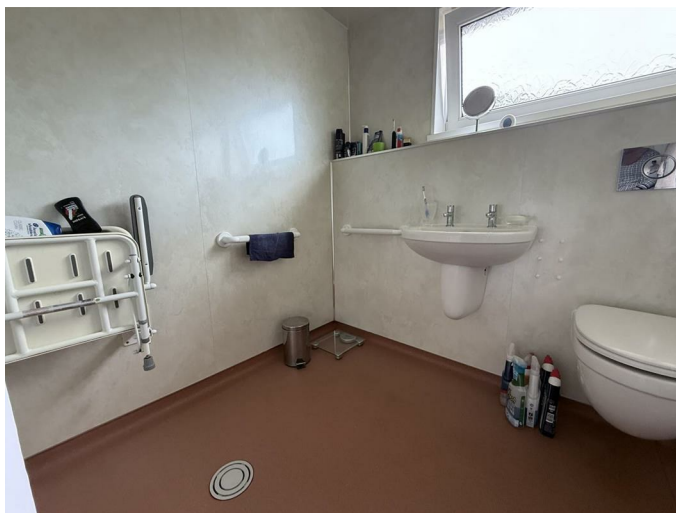
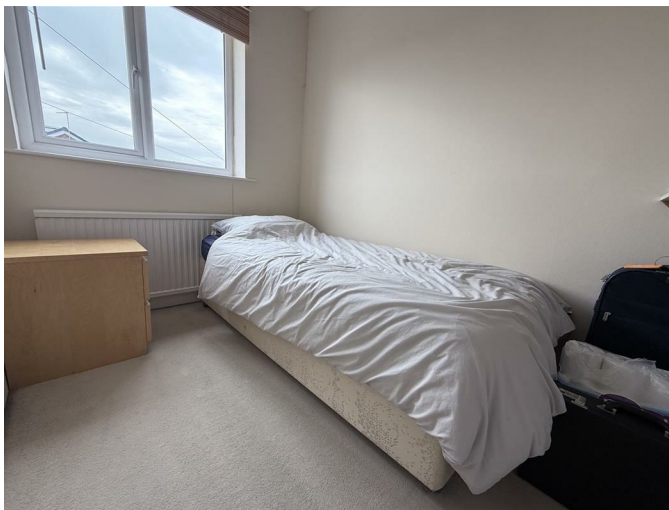
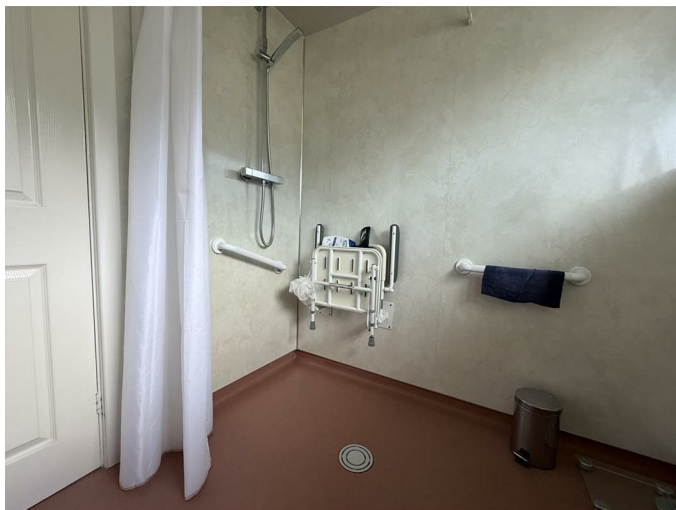
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COUNCIL TAX BAND

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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

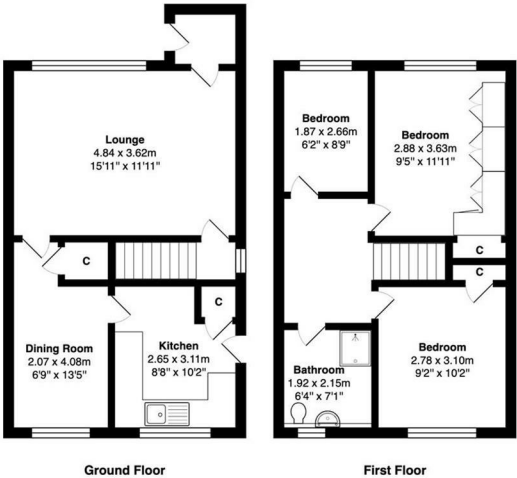
THE PROPERTY IS MAINS CONNECTED

PARKING

The parking at the property is off street parking

COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460



Total Area: 78.5 m² ... 845 ft²
All measurements are approximate and for display purposes only

