



59 Church Avenue, Leeds
£315,000

NO ONWARD CHAIN - THREE BEDROOM SEMI - LARGER THAN AVERAGE WEST FACING REAR GARDEN - CHURCH VIEWS - POTENTIAL TO EXTEND* - LIVING ROOM - DINING ROOM - GAS CENTRAL HEATING SYSTEM - DRIVEWAY FOR OFF STREET PARKING - SUPERB POTENTIAL- WITHIN CATCHMENT OFF OUTSTANDING SCHOOLS

This lovely 3 bedroom semi-detached house has been a home much loved by the current owner since the 1980s. It is a home you can feel has been really cherished, but it is now ready for a new owner to put their

own stamp on. The garden is simply gorgeous: it's private, West facing and offers so much potential for extension and further expansion. There is a well-proportioned living room with bay window and an equally generous dining room. The fitted kitchen overlooks the rear garden and could easily be extended to the rear or side. To the first floor are two double bedrooms (the master having built in wardrobes) and one single bedroom. The house bathroom is dated but functional with bath and wc. There is a garden to the front and driveway providing off street parking to the side - An internal viewing is essential to appreciate this gem! EPC RATING TBCF - LOORPLAN TO FOLLOW - *Subject to appropriate planning approvals - FULL VIDEO TOUR AVAILABLE

AREA GUIDE

This home offering great potential, 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

Tel: 0113 289 9669

Email: info@alancookenet.co.uk

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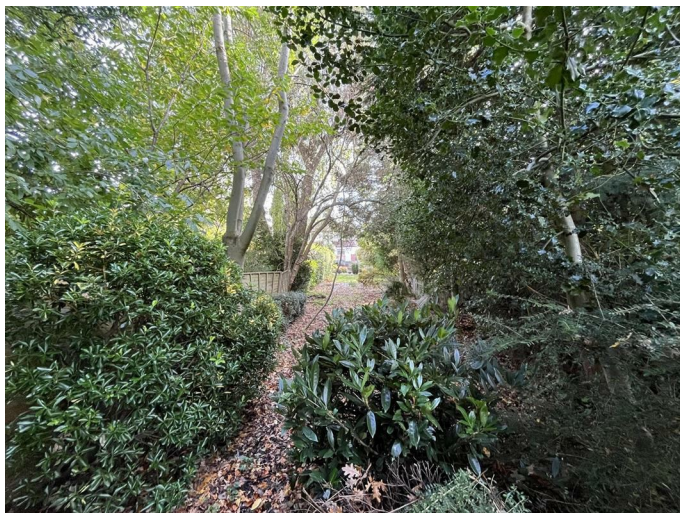
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COUNCIL TAX BAND

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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

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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

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.

MOBILE SIGNAL/BROADBAND COVERAGE

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

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

PARKING

The parking at the property is off street parking

SEWERAGE

THE PROPERTY IS MAINS CONNECTED

TENURE

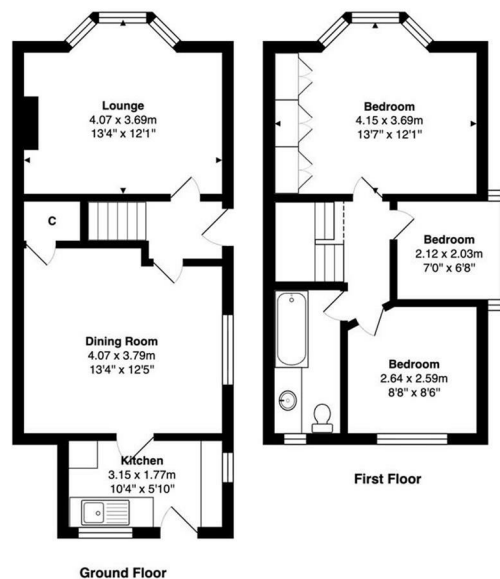
Freehold

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.

COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460



Ground Floor

First Floor

Total Area: 73.1 m² ... 787 ft²
 All measurements are approximate and for display purposes only

