



36 Woodside Avenue, Meawood
£369,995

ALAN COOKE
SALES & LETTINGS

NO ONWARD CHAIN - IMMACULATE THREE BEDROOM - TWO BATHROOM PROPERTY SITUATED IN QUIET CUL DE SAC WITHIN WALKING DISTANCE OF MEANWOOD - MASTER BEDROOM WITH EN-SUITE - SPACIOUS LIVING ROOM - DINING ROOM - ORANGERY WHICH OPENS ONTO THE GARDEN - CONTEMPORARY FITTED KITCHEN WITH INTEGRATED APPLIANCES - DOWNSTAIRS WC - BUILT IN WARDROBES - FULLY RE-DECORATED THROUGHOUT

This fantastic family home is in excellent, ready to move into condition. With gas central heating (Hive system) and double glazing the property briefly comprises: Entrancr porch, entrance hallway, spacious living room with gas fire, dining room, orangery with lantern glass ceiling and double doors onto the garden. The contemporary kitchen has white high gloss units and integrated white goods including a dishwasher. Dowstairs wc. To the first floor is a modern house bathroom with bath and shower above. The master bedroom has an en-suite and built in wardrobes, the second bedroom also has built in wardrobes, the third bedroom is an excellent single which would be an ideal home office/nursery/single bedroom. The hedging to the front of the property gives plentiful privacy in this fabulous property. To the rear is a fully enclosed, lawned garden. Garage with driveway. An internal viewing is essential to appreciate this property.

AREA GUIDE

This wonderful home is situated in this quiet cul de

sac just minutes walking distance of Meanwood 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.

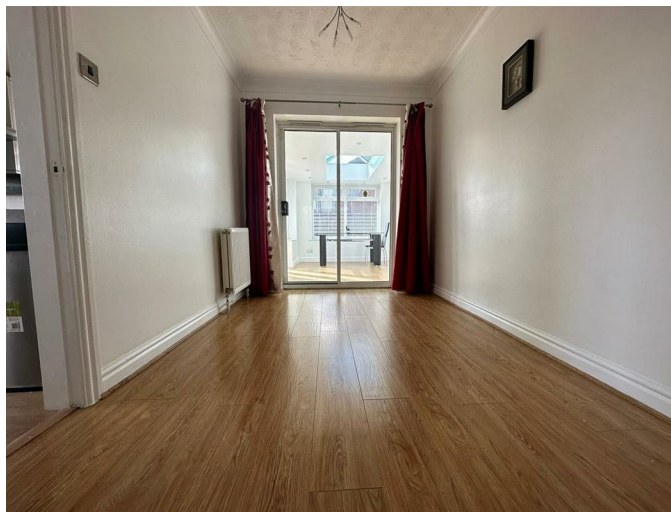


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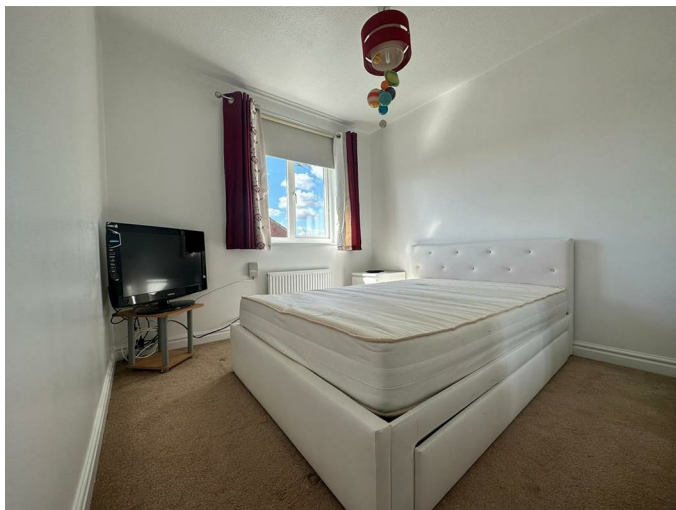


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COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460

COUNCIL TAX BAND

BAND D

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/>

NOT VENDOR CHECKED

Please note this brochure has not been vendor checked and is subject to alteration

PARKING

The parking at the property is garage with driveway

PROPERTY CONSTRUCTION

The property is standard construction

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.

WATER METER

There is/is not a water meter in the property

