



1 Woodlea Grove, Meanwood, Leeds, LS6 4SJ

Chain Free £399,000

NO CHAIN - Offering superb family accommodation in one of North Leeds most sought after residential areas, this is a fine three bedroom detached house standing proud on the entrance to a cul-de-sac. Driveway to garage. Fully uPVC double glazed (installed in 2022) and gas central heating system, EPC rating C.

Accommodation includes hallway, ground floor WC, through lounge, dining room, fitted kitchen with pantry. First floor landing, master bedroom with en-suite shower room, second double bedroom with built in wardrobe, house bathroom. Outside are lawned gardens and a driveway to the detached garage.

The property is located in the family-friendly Woodleas, offering superb access to all points of Leeds via the A6120 Ring Road and the A61 into Leeds city centre and North Yorkshire. The property's location benefits from great access to supermarkets including Waitrose, M&S and Sainsbury's and amenities including the neighbouring David Lloyd health centre. The property also has excellent links to local primary, secondary and grammar schools.

GROUND FLOOR

uPVC double glazed door into

HALLWAY

Staircase leading up to the first floor, central heating radiator

GROUND FLOOR WC

Low WC, corner wall mounted wash basin, central heating radiator, uPVC double glazed window

LOUNGE

15'8" x 10'2" (4.8 x 3.1)



Through lounge with uPVC double glazed window to the front and uPVC double glazed double doors opening to the rear garden, feature fireplace with gas heater, two central heating radiators

LOUNGE



DINING ROOM

9'10" x 8'6" (3.0 x 2.6)



uPVC double glazed window to the front, central heating radiator

FITTED KITCHEN

16'4" max x 7'2" (5.0 max x 2.2)



Range of fitted units of wood doors and fronts with glass fronted cabinets with corresponding work tops, under-unit lighting, built in oven, gas hob with extractor above, plumbed for washing machine, plumbed for dishwasher, 1.5 bowl sink with mixer tap and drainer, spacious pantry, ceramic tiled floor, uPVC double glazed window and door leading to the rear

FIRST FLOOR

LANDING

uPVC double glazed window to the rear



BEDROOM 1

12'9" x 8'10" (3.9 x 2.7)



uPVC double glazed window, central heating radiator

BEDROOM 3

6'6" x 7'2" (2.0 x 2.2)



uPVC double glazed window, central heating radiator

EN-SUITE SHOWER ROOM



Walk-in shower cubicle, low WC, pedestal wash basin, ceramic tiled walls, heated towel rail

BATHROOM



Off-white suite of panelled bath, low WC, vanity wash basin, central heating radiator, uPVC double glazed window

BEDROOM 2

9'2" x 7'6" (2.8 x 2.3)



uPVC double glazed window, central heating radiator, double doors to spacious wardrobe containing water immersion cylinder

OUTSIDE



Lawned front garden, paved driveway for off-street parking leading to detached garage. Lawned and stocked enclosed garden with shed to the rear



OUTSIDE



DETACHED GARAGE

Brick garage with up and over door access

NOTE

The vendor has informed us of the following recent improvements to the property:

- All uPVC double glazed windows and doors were replaced in November 2022
- The gas central heating boiler was installed in 2019

TENURE

Freehold

COUNCIL TAX

Band D

HOW TO GET THERE

From the Leeds Ring Road (A6120) roundabout with King Lane travel west along the Ring Road, turn left onto Tongue Lane then right onto Woodlea Park and then right again onto Woodlea Grove

VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

GENERAL

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point which is of particular importance then let us know and we will verify it for you. These particulars do not constitute a contract or part of a contract.

FIXTURES & FITTINGS

The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order.

INTERNAL PHOTOGRAPHS

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

MEASUREMENTS

All measurements quoted are approximate.

FLOORPLAN

The floorplan is provided for general guidance and is not to scale.

PC - 15/05/2023 - 18/09/2023

Alan Cooke Estate Agents Ltd

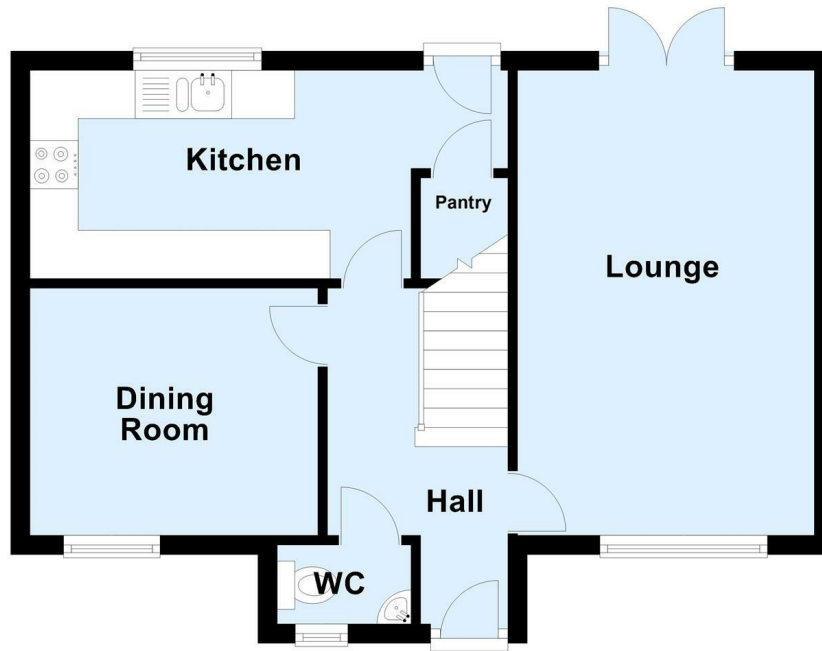
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 41.4 sq. metres (445.4 sq. feet)



First Floor

Approx. 39.2 sq. metres (422.4 sq. feet)

