



**90 Parkland Drive, Meanwood, Leeds, LS6 4PT**

**£415,000**

Set in the heart of Meanwood. Brimming with character, a delightful three bedroom family semi-detached house with attractive and spacious south facing garden. Mainly uPVC double glazed and gas combi central heating system, EPC rating D. Accommodation includes entrance hall, lounge, open plan dining kitchen with newly installed fitted units (installed in 2023), spacious pantry and utility cupboard. First floor landing, two double bedrooms with built in wardrobes and a single third bedroom, shower room and separate WC. Superb south facing lawned and stocked garden to the rear. Detached garage.

The property is well located in the ever-popular family residential area of Meanwood offering great road links to open parkland, the Meanwood Valley Trail and local shops, bars and restaurants and nationally-favoured supermarkets.

## GROUND FLOOR

Glazed door with side panels into

### HALLWAY



Turned staircase leading up to the first floor, central heating radiator, under-stairs storage cupboard housing gas-fired combi water and central heating boiler, wood flooring

### HALLWAY



## LOUNGE

13'1" x 12'1" (4.0 x 3.7)



uPVC double glazed bay window to the front, feature fireplace around living-flame gas fire, wood flooring, central heating radiator

## OPEN PLAN DINING KITCHEN



Comprising

## KITCHEN

12'9" x 7'2" (3.9 x 2.2)



Modern, recently installed range of fitted units with



corresponding work tops, inset sink with mixer tap and drainer, built in double oven, gas hob, integrated dishwasher, central heating radiator, uPVC double glazed window, spacious walk-in pantry, wood flooring. Opening to the

### DINING ROOM

16'0" x 11'1" (4.9 x 3.4)



uPVC double glazed sliding patio doors leading out to the rear garden, attractive fireplace around living-flame gas fire, central heating radiator, utility cupboard with plumbing for washing machine

### OPEN PLAN DINING KITCHEN



### OPEN PLAN DINING KITCHEN



### OPEN PLAN DINING KITCHEN



### OPEN PLAN DINING KITCHEN



## OPEN PLAN DINING KITCHEN



## BEDROOM 2

12'9" x 11'1" (3.9 x 3.4)



uPVC double glazed window overlooking the garden, central heating radiator, generous range of built in wardrobes

## FIRST FLOOR

### LANDING

Ceiling hatch access to the loft with pull-down ladder leading to the loft room, uPVC double glazed window

### BEDROOM 1

13'1" x 11'5" (4.0 x 3.5)



uPVC double glazed bay window to the front, central heating radiator, spacious built in wardrobes

### BEDROOM 3

7'6" x 6'6" (2.3 x 2.0)



uPVC double glazed window, central heating radiator

### SHOWER ROOM

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



Walk-in shower cubicle, wall mounted wash basin, ceramic



tiled floor, part ceramic tiled walls, uPVC double glazed window, central heating radiator

## WC

4'7" x 2'11" (1.4 x 0.9)

uPVC double glazed window, low WC

## SECOND FLOOR

### LOFT ROOM

13'1" x 13'9" (4.0m x 4.2m)



With restricted head height. Accessible via pull-down ladder from landing. Full versatile room with Velux window and central heating radiator

## OUTSIDE



Iron gate to driveway, lawned and stocked garden to the front. Driveway leading to detached garage to the rear. Spacious, south facing lawned and stocked garden with patio to the rear

## OUTSIDE



## OUTSIDE



## OUTSIDE



## TENURE

Freehold

## COUNCIL TAX

Band C

## HOW TO GET THERE

Parkland Drive is accessible directly off Stonegate Road



## 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.

## Alan Cooke Estate Agents Ltd

Incorporated in England 6539351

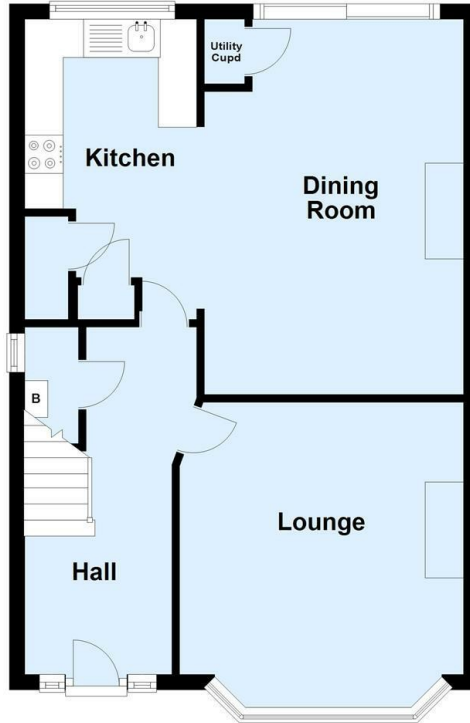
### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



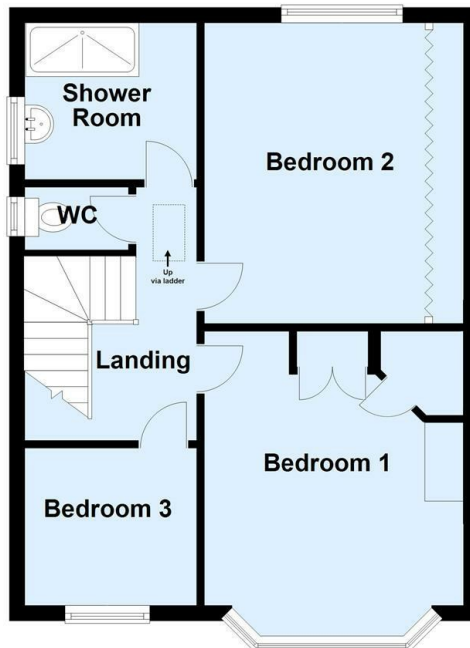
**Ground Floor**

Approx. 49.5 sq. metres (532.7 sq. feet)



**First Floor**

Approx. 44.2 sq. metres (475.8 sq. feet)



### Second Floor

Approx. 18.8 sq. metres (201.9 sq. feet)

