



**20 Stonegate Lane, Meanwood, Leeds, LS7 2TJ**

**Chain Free £215,000**

NO CHAIN - A great opportunity to purchase a well presented two double bedroom property within this popular residential area of Meanwood, just a mere stones throw away from the local shops, bars and restaurants plus Aldi and Waitrose supermarkets.

Fully uPVC double glazed and gas central heating system, EPC rating D.

Accommodation includes entrance foyer, living room, fitted kitchen, landing, white bathroom suite. Front and rear gardens, driveway offering off street parking for several cars, shed.

The property does not have an onward chain, but is currently tenanted. 2-months notice will be served on the tenants once a sale has been agreed.



## GROUND FLOOR

uPVC double glazed door to the:

## ENTRANCE FOYER

Wooden laminate flooring, uPVC double glazed window to the side

## LIVING ROOM

17'4" x 11'0" (5.28 x 3.35)



Wooden laminate flooring, turned staircase leading up to the first floor with spindle balustrade, uPVC double glazed window to the front, feature timber and stone fireplace around living-flame gas fire, double central heating radiator, under stairs storage cupboard

## LIVING ROOM



## LIVING ROOM



## FITTED KITCHEN

10'11" x 8'9" (3.33 x 2.67)



With range of fitted units of timber effect doors and fronts, laminated worktops, plumbed for washing machine, built in oven with gas hob and extractor hood above, breakfast bar, double central heating radiator, timber and double glazed door to the rear, uPVC double glazed window to the rear, wall mounted gas combi water and central heating boiler

## FITTED KITCHEN



## FIRST FLOOR





## LANDING

Ceiling hatch access to the loft, airing cupboard, central heating radiator

## BEDROOM 1

11'0" x 9'10" (3.35 x 3.00)



uPVC double glazed window to the front, central heating radiator, wooden laminate flooring

## BEDROOM 2

11'0" x 8'7" (3.35 x 2.62)



uPVC double glazed window to the rear, central heating radiator

## BATHROOM



White suite of panel bath with wall mounted electric shower, low WC, vanity washbasin, heated towel rail, uPVC double glazed window to the side, wall mounted mirror

## OUTSIDE



Lawned front garden and driveway. Enclosed decked rear garden with stocked areas, shed

## TENURE

Freehold

## COUNCIL TAX

Band C

## HOW TO GET THERE

Stonegate Lane is located 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

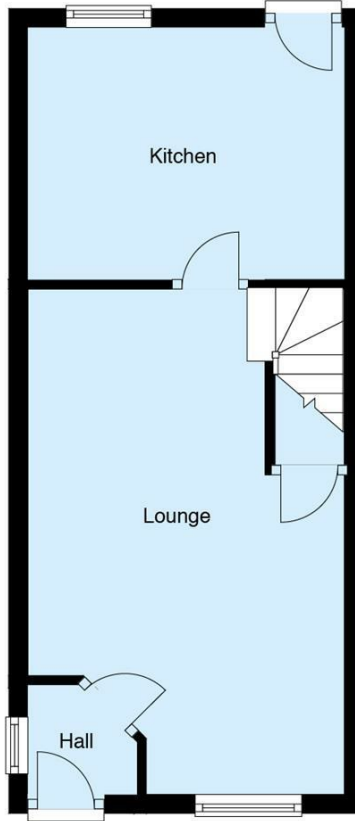
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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</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. 26.4 sq. metres (284.2 sq. feet)



**First Floor**  
 Approx. 26.0 sq. metres (280.0 sq. feet)

