



■ IMPRESSIVE & SPACIOUS
MODERN COTTAGE

■ TWO BEDS & TWO BATHROOMS

■ GATED PARKING & GARDENS

■ EXTREMELY DESIRABLE
LOCATION

■ CONSERVATION AREA

■ BEAUTIFULLY PRESENTED - A
MUST SEE



AN EXCEPTIONALLY GOOD QUALITY MODERN STONE LINK DETACHED COTTAGE, PROVIDING VERY SPACIOUS TWO BEDROOM & 2X BATHROOMED HOME, GARDENS AND GATED PARKING! Situated in a lovely leafy setting, in this quiet backwater and Conservation area, very accessible to Leeds City Centre, Hyde Park corner and Headingley, yet tucked away from the 'hustle & bustle'!!

The well configured property is presented extremely well, with excellent attention to detail. It enjoys a highly sunny aspect and benefits from plenty of natural light from windows from three sides and in brief comprises; good sized entrance hall with cloakroom & separate wc & wash basin, lounge with a sympathetically chosen solid wood floor and patio doors to the garden, a well-equipped fully fitted dining kitchen with integrated appliances, stainless steel electric oven and gas hob. Two first floor double bedrooms, each having access to contemporary bathroom/shower suites & wc's. There is a landscaped low maintenance garden to the rear with some lawn and an 'Indian' stone patio for sitting out. Parking is shared with the neighbouring property, accessed via electronic gates.

Ideal for a range of buyers, particularly those looking for a quality first home, ready to move into, families or parents considering a purchase for their son/daughter!

The Meanwood Valley Trail is just a stones throw away, providing an attractive off road footpath to Meanwood and eventually leading to Golden Acre Park!

The property is a linked detached stone cottage. It is currently tenanted until July 2024 and offers buyers vacant possession and no onward related chain!

VIEWINGS ARE A MUST!





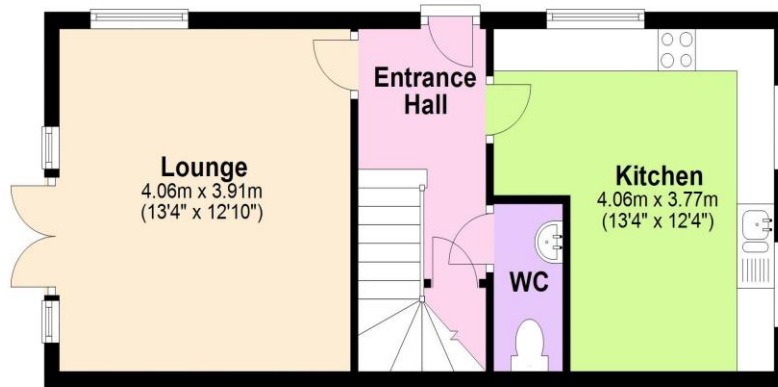




Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

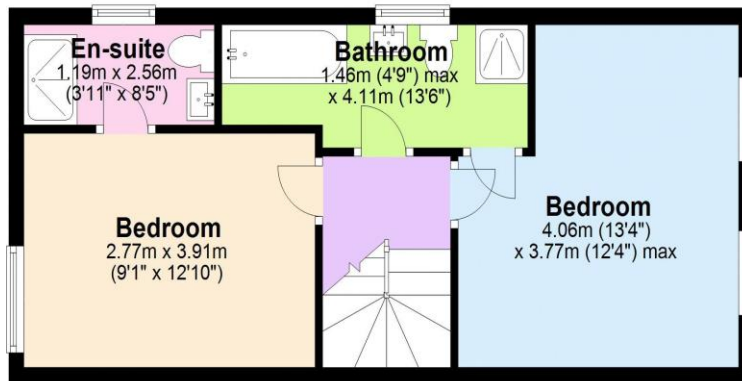
Ground Floor

Approx. 39.0 sq. metres (420.0 sq. feet)



First Floor

Approx. 39.0 sq. metres (420.0 sq. feet)



Total area: approx. 78.0 sq. metres (840.0 sq. feet)

Floor plans are for identification only. All measurements are approximate.
Plan produced using PlanUp.

Tenure Freehold

Council Tax Band D

Possession Subject to tenancy

Viewings

All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hours notice.

Offer procedure

If you would like to make an offer on this property, please contact our office as soon as possible. Any evidence of funding you can provide to support your offer will help to inform the seller of your position.

We strongly advise taking independent mortgage advice and can recommend a mortgage broker along with other property professionals.

Appliances/Services

None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer or contract. Intending purchasers must rely upon their own inspection of the property.