



10 Parkland Gardens, Meanwood
£310,000

CUL DE SAC LOCATION - LARGE ENCLOSED GARDEN - OFF STREET PARKING - DINING KITCHEN - THREE BEDROOMS - GREAT LOCATION WITHIN WALKING DISTANCE OF MEANWOOD - MODERN LIVING ROOM WITH WOOD BURNER - WITHIN CATCHMENT AREA OF OUTSTANDING PRIMARY AND SECONDARY SCHOOLS

This wonderful three bedroom home has gas central heating and Upvc double glazing. Briefly comprising: Entrance porch, living room with wood burner, dining kitchen with door to the rear garden. Master bedroom with built in wardrobes, second bedroom overlooking the rear garden. Third bedroom, ideal single bedroom/office. The driveway gives off street parking to either one large car or two small cars. The property has a good size enclosed rear garden with dining patio and lawned area which is a great sun trap. EPC rating D

AREA GUIDE

In this quiet family area this property enjoys a convenient location on this peaceful, picturesque leafy street. Within walking distance to the 'village centre' & all the amenities it has to offer but also close to Moortown corner, the Ring Road & David Lloyd leisure centre. Excellent schools are within walking distance which makes this a desirable area for families as does the park just a few minutes walk away. Stonegate Road, Scott Hall Road & King Lane all offer excellent transport links to Headingley, Leeds city centre, Harrogate & many other areas and are all within walking distance



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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

C

PARKING

The parking at the property is off street

WATER METER

There is/is not a water meter in the property

ANTI MONEY LAUNDERING CHECKS

Anti-Money Laundering (AML) Checks



Approx Gross Floor Area = 740 Sq. Feet
= 68.6 Sq. Metres



As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £48 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	