



10 The Wickets, Meanwood
£350,000

SITUATED IN THIS QUIET ENCLAVE OF JUST A HANDFUL OF HOUSES - THREE BEDROOM HOME - CENTRAL MEANWOOD LOCATION - TURNKEY CONDITION - SPACIOUS LIVING ROOM WITH DINING AREA - GARDEN ROOM/CONSERVATORY - FITTED KITCHEN WITH BREAKFAST AREA - CONTEMPORARY BATHROOM WITH BATH & SHOWER ABOVE - GARAGE - DRIVEWAY X 2 CARS - WRAP ROUND GARDEN WITH SOUTH EAST & SOUTH WEST FACING DINING AREAS

This stunning home is an absolute gem and won't be around for long! With gas central heating and Upvc double glazing it briefly comprises: Entrance hall with contemporary flooring, fitted kitchen with breakfast area, modern wall and base units with corresponding worktops. Separate, spacious living room with dining area, engineered wood flooring and large understairs built in storage. Archway into garden room/conservatory, which is a versatile space, light and bright, with double doors into the rear garden. To the first floor, the landing has a modern glass and Oak balustrade. The bathroom is contemporary with a bath and shower above and a white suite. The master bedroom is a spacious double with space for wardrobes and overlooks the rear garden. The second bedroom, also a roomy double has built in wardrobes with mirrored doors. The third bedroom has a built-in desk as it is used by the current owners as a home office but could easily be another well-proportioned bedroom. The property has the additional benefit of having a garage (with power) and driveway for off street parking for two cars. The garden is a wrap round

garden with South East and South West facing sitting areas and is fully enclosed so great for pets and children. EPC rating tbc. An internal viewing is essential to fully appreciate this property. EPC TBC

AREA GUIDE

This home offering great potential, in this quiet cul de sac of only a handful of homes, just minutes walking distance of Meanwood park, Waitrose and its vibrant centre with bars, restaurants, shops, many beautiful woodland walks as well as David Lloyd gym and Moor Allerton shopping centre. Situated just a couple of minutes walk away from buses which run to Leeds centre and many other areas. The property is within the catchment area for many desirable primary and secondary schools.



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SALES & LETTINGS



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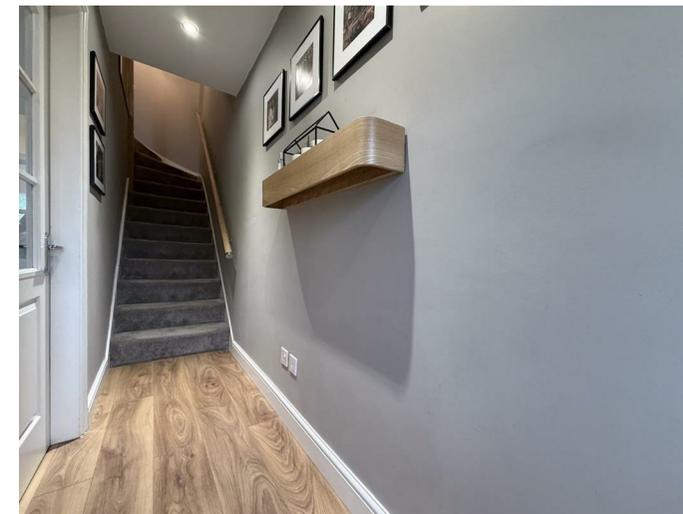
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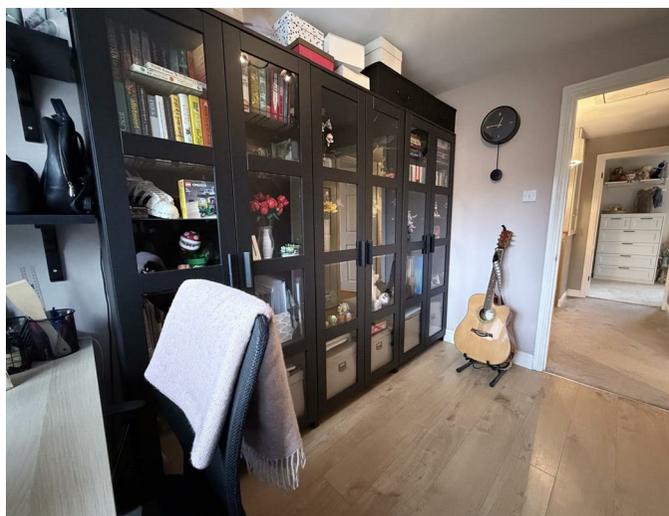


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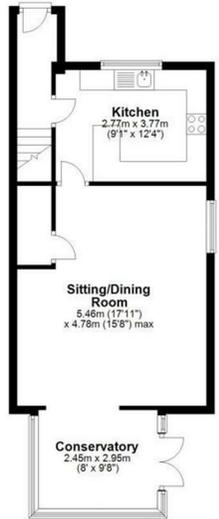
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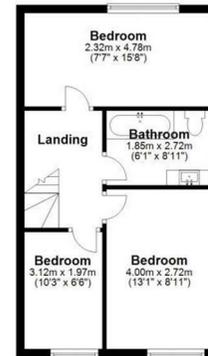
Ground Floor

Approx. 48.4 sq. metres (521.2 sq. feet)



First Floor

Approx. 40.3 sq. metres (433.5 sq. feet)



Total area: approx. 88.7 sq. metres (954.7 sq. feet)

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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	