



26 West Lea Drive, Moortown  
£575,000

**ALAN COOKE**  
SALES & LETTINGS

IN TURN KEY CONDITION - FOUR BEDROOMS - SUPERB OPEN PLAN LIVING/DINING/ FAMILY KITCHEN AREA - RAISED DINING DECKING WITH GLASS BALUSTRADE - WRAP AROUND LARGE SOUTH WEST GARDEN - PRIVATE DINING DECKING WITH SECLUDED AREA WITH PERGOLA - IDEAL FOR FAMILIES - WITHIN CATCHMENT AREA TO OUTSTANDING SCHOOLS OF MOORTOWN & MEANWOOD - INTERNAL VIEWING ESSENTIAL

This beautifully presented home has been thoughtfully planned and modernised to a high standard, resulting in the most exquisite family home. With four well proportioned bedrooms and a stunning bathroom this property flows beautifully. To the ground floor the living space is perfect for family life, the inner hallway is a great area to keep coats and shoes and leads to the guest wc. The dining kitchen is pure wow factor, with a stunning island being the focal point it's hard to pick a favourite part of such a great space. There is a dining area, sitting area and kitchen area which all flows so well and offers great versatility for family life. For the summer months the bi-fold doors can be opened to enjoy the contemporary dining decking area with modern glass balustrade. The garden is deceptively large with a great grassed area and to the rear is another large composite decking area and a secluded entertaining area with pergola. This unique property requires a viewing to fully appreciate just how fantastic it is. EPC RATING

### AREA GUIDE

In this quiet cul de sac this property enjoys a convenient location at the head of this peaceful, picturesque leafy street. Within walking distance to the both Meanwood and Moortown & 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



15a Stonegate Road, Meanwood, Leeds, West Yorkshire, LS6 4HZ

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## COUNCIL TAX BAND

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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

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## FIXTURES AND FITTINGS

NONE OF THE SERVICES OR FITTINGS AND EQUIPMENT HAVE BEEN TESTED AND NO WARRANTIES OF ANY KIND CAN BE GIVEN, ACCORDINGLY, PROSPECTIVE PURCHASERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.

THE SELLER DOES NOT INCLUDE IN THE SALE ANY CARPETS, LIGHT FITTINGS, FLOOR COVERINGS, CURTAINS, BLINDS, FURNISHINGS, ELECTRIC/GAS APPLIANCES (WHETHER CONNECTED OR NOT) OR ANY OTHER FIXTURES AND FITTINGS UNLESS EXPRESSLY MENTIONED IN THESE PARTICULARS AS FORMING PART OF THE SALE.

### FLOORPLANS

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Not to scale, and to be used for illustration purposes only

### MEASUREMENTS

MEASUREMENTS: DUE TO THE VARIATIONS AND TOLERANCES IN METRIC AND IMPERIAL MEASUREMENTS. MEASUREMENTS CONTAINED IN THE PARTICULARS MUST NOT BE RELIED UPON FOR ORDERING CARPETS/FURNITURE ETC. THE BOUNDARIES OF THE PROPERTY HAVE NOT BEEN VERIFIED FROM A DEED PLAN; PURCHASERS ARE ADVISED TO MAKE THEIR OWN ENQUIRIES FROM THEIR OWN SOLICITOR BEFORE EXCHANGE OF CONTRACTS.

### MOBILE SIGNAL/BROADBAND COVERAGE

PLEASE CLICK ON THE FOLLOWING LINK TO ASSESS COVERAGE FOR THIS PROPERTY

<https://checker.ofcom.org.uk/>

### PARKING

The parking at the property is

### SEWERAGE

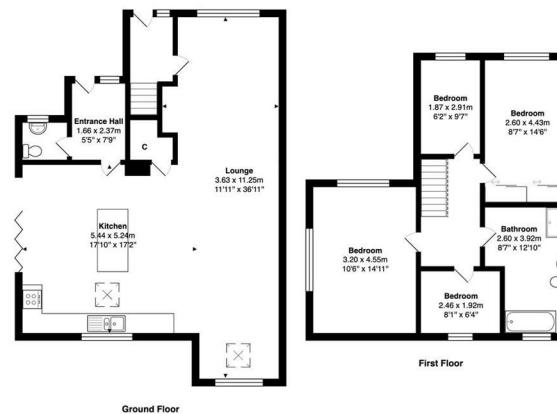
THE PROPERTY IS MAINS CONNECTED

### VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am-1pm Saturday. Alternately, please feel free to leave us a voicemail out of hours with your information and we will call you back.

### COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460



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	EU Directive 2002/91/EC
72	84		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC