



4 Church Avenue, Meanwood
£310,000

ALAN COOKE
SALES & LETTINGS

NO ONWARD CHAIN - THREE BEDROOM SEMI
DETACHED HOUSE - LARGER THAN AVERAGE SOUTH
FACING GARDEN - CENTRAL MEANWOOD LOCATION -
SEPARATE LIVING ROOM - DINING KITCHEN - TWO
DOUBLE BEDROOMS & ONE SINGLE - INTERNAL
VIEWING ESSENTIAL

In central Meanwood location this spacious, unfurnished three bedroom semi detached house is a wonderful family home. Gas central heating system, Upvc double glazing. Briefly comprising: Entrance hall, living room, dining kitchen with white goods and double doors onto the garden. Two double bedrooms and one single. Bathroom with shower. Driveway to garage. Enclosed South facing rear garden. EPC RATING E

AREA GUIDE

This wonderful home is 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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EPC RATING

E

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

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

COUNCIL TAX BAND

B

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.

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.

MOBILE SIGNAL/BROADBAND COVERAGE

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

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

SEWERAGE

THE PROPERTY IS MAINS CONNECTED

PARKING

The parking at the property is off street parking and garage

COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460

