



32 Highbury Road, Leeds
£220,000

ALAN COOKE
SALES & LETTINGS

TURN KEY CONDITION - IDEAL FIRST TIME BUY -
STUNNING ONE BEDROOM, MID TERRACE - OPEN
PLAN, MODERN FITTED KITCHEN/LIVING ROOM -
CONVERTED & TANKED CELLAR MAKING AN IDEAL
HOBBY/ADDITIONAL RECEPTION ROOM - DOUBLE
BEDROOM - MODERN BATHROOM - QUIET
MEANWOOD LOCATION

An exceptional opportunity for first-time buyers to acquire a stunning, turn-key one-bedroom mid-terrace home in the highly sought-after suburb of Meanwood. Finished to an immaculate standard throughout, this property allows its next owner to move straight in. The ground floor opens into a beautifully designed, contemporary open-plan kitchen and living room, creating a bright and sociable space perfect for entertaining. A major highlight of this home is the converted and tanked cellar on the lower ground floor. This fully waterproofed, versatile space offers excellent head height and makes a perfect secondary reception room, quiet home office, or dedicated hobby room. Upstairs, the first floor boasts a generous double bedroom. Serving the bedroom is a crisp, modern bathroom fitted with a contemporary suite with a bath and shower above. EPC Rating TBC. FLOORPLAN TO FOLLOW

AREA GUIDE

Tucked away in this quiet road, the property is ideally located just a few minutes walk into Meanwood centre, perfect to enjoy the vast array of bars and eateries that vibrant Meanwood has to offer.

Numerous shopping facilities including Waitrose and Aldi are within the local vicinity. Situated within the catchment area of outstanding local primary and secondary schools. Array of options for excellent private and public transport links to the city centre Ring Road and beyond. The Meanwood Valley trail, Meanwood Park and the extensive grounds and walks of the Hollies are within a few minutes walk. The property is also within walking distance to Headingley centre with its many independent shops, eateries and cafes.





ANTI MONEY LAUNDERING CHECKS

Anti-Money Laundering (AML) Checks

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.

COUNCIL TAX BAND

BAND A

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

TBC

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

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 on street parking

PROPERTY CONSTRUCTION

The property is standard

SEWERAGE

THE PROPERTY IS MAINS CONNECTED

TENURE

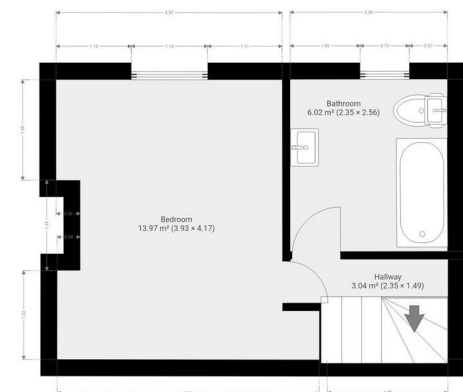
Freehold

VIEWINGS

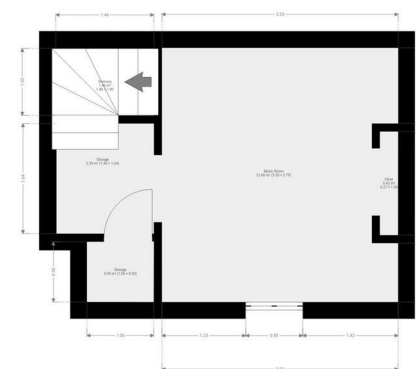
Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am-1pm Saturday. Alternately, please feel free to leave us a voicemail out of hours with your information and we will call you back.

COMPANY INFO

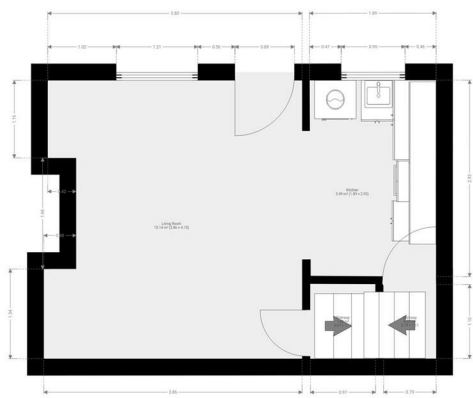
Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460



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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	82

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	