

9 Claremont Crescent, Meanwood

£330,000

ALAN COOKE
SALES & LETTINGS

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NO ONWARD CHAIN - HUGE SOUTH FACING GARDEN OFFERING POTENTIAL TO EXTEND* THREE BEDROOM SEMI DETACHED HOME - QUIET CUL DE SAC LOCATION - WALKING DISTANCE TO BOTH MEANWOOD & HEADINGLEY - EXCELLENT TRANSPORT LINKS - FRONT DRIVEWAY FOR SINGLE CAR - SIDE DRIVEWAY - DETACHED LARGER THAN AVERAGE GARAGE

Rarely available with a massive plot and exceptional privacy, this property occupies an enviable position in this quiet cul de sac in Meanwood. Featuring a substantial, fully enclosed South-facing rear garden, the home offers incredible potential for a substantial extension to add major value, while serving as a quiet summer retreat. Equipped with gas central heating and uPVC double glazing throughout, the property is ready for its next chapter. Entrance Hall: Welcoming entry point leading to the main living areas. Living Room: Bright and spacious front-facing room featuring a large window with views over the front garden. Kitchen & Utility: Fitted kitchen positioned at the rear of the property, complete with a highly practical walk-in pantry/utility space. Three generous bedrooms on the first floor. Fitted family bathroom featuring a bath with an overhead shower. EPC RATING TBC

*Subject to appropriate planning permissions.

AREA GUIDE

Tucked away in this quiet cul de sac, 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.







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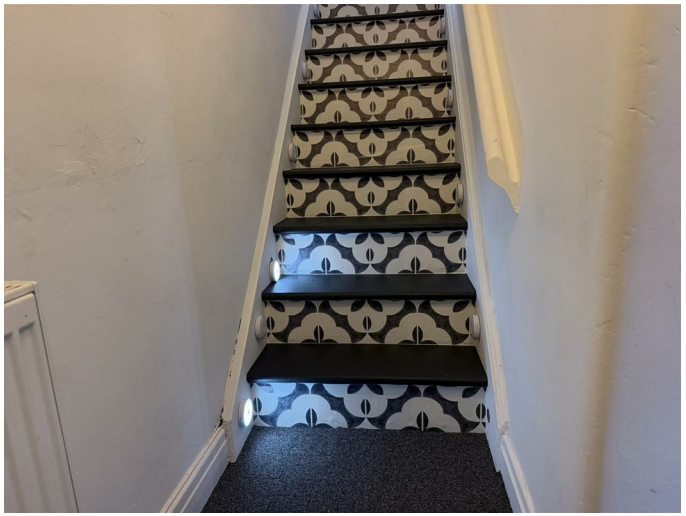







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COUNCIL TAX BAND
Band C

EPC RATING
TBC

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

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.

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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 garage and driveway

PROPERTY CONSTRUCTION
The property is standard construction

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.

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.

COMPANY INFO
Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460

