**34 Ryedale Avenue, Lower Wortley**

**£1,200 Per month**

ALAN COOKE
SALES & LETTINGS

15a Stonegate Road, Meanwood, Leeds, West Yorkshire, LS6 4HZ
Tel: 0113 289 9669
Email: info@alancookenet.co.uk
www.alancookenet.co.uk

ALAN COOKE
SALES & LETTINGS

AVAIABLE MID NOVEMBER - EXTENDED THREE BEDROOM SEMI DETACHED HOUSE - FANTASTIC VALUE - FITTED DINING KITCHEN - SEPARATE LIVING ROOM - CONSERVATORY LEADING INTO SOUTH EAST FACING, FULLY ENCLOSED GARDEN - CLOSE TO MOTORWAY LINKS

An impressive and versatile three-bedroom semi-detached home, perfectly positioned within a quiet street, in the popular residential area of Wortley. Offering spacious living accommodation spread across three floors, this property is the ideal match for growing families and professionals alike. Step through the welcoming entrance hallway, where stairs lead up to the first floor. The ground floor features a bright and spacious living room, perfect for relaxing. With double doors you come to the generous dining kitchen which serves as the hub of the home, providing a fantastic space for cooking and entertaining. This space opens directly into a lovely conservatory, which bathes the ground floor in natural light and offers seamless access out to the rear South East facing garden. The first floor hosts three well-proportioned bedrooms alongside a modern family bathroom complete with a luxurious four-piece suite. Heading up to the second floor, you will find a highly versatile loft room. This fantastic bonus space can easily adapt to your lifestyle, whether you need a dedicated home office, a children's playroom, or an additional living space. Outside, the property truly shines. The generous rear garden is fully enclosed, providing a safe haven for both children and pets, and features multiple zones perfect for outdoor dining and play. To the side, a practical garage provides excellent storage, while the large front driveway offers convenient off-street parking. EPC RATING D - FULL VIDEO TOUR AVAILABLE

## AREA GUIDE

Situated in a prime location, this home is within easy walking distance of excellent local amenities and regular bus routes. For commuters, Leeds city centre, the Outer Ring Road, and the M621 motorway network are all just a short drive away, keeping you perfectly connected.

15a Stonegate Road, Meanwood, Leeds, West Yorkshire, LS6 4HZ
Tel: 0113 289 9669
Email: info@alancookenet.co.uk
www.alancookenet.co.uk

ALAN COOKE
SALES & LETTINGS

15a Stonegate Road, Meanwood, Leeds, West Yorkshire, LS6 4HZ
Tel: 0113 289 9669
Email: info@alancookenet.co.uk
www.alancookenet.co.uk

ALAN COOKE
SALES & LETTINGS

15a Stonegate Road, Meanwood, Leeds, West Yorkshire, LS6 4HZ
Tel: 0113 289 9669
Email: info@alancookenet.co.uk
www.alancookenet.co.uk

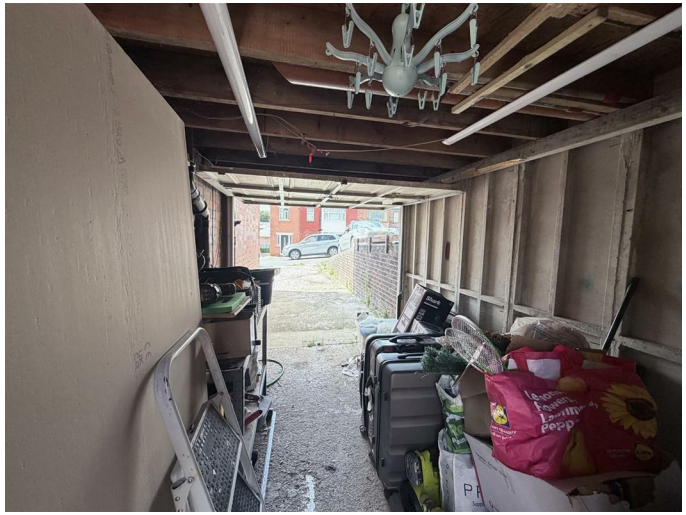
ALAN COOKE
SALES & LETTINGS

15a Stonegate Road, Meanwood, Leeds, West Yorkshire, LS6 4HZ
Tel: 0113 289 9669
Email: info@alancookenet.co.uk
www.alancookenet.co.uk

ALAN COOKE
SALES & LETTINGS

15a Stonegate Road, Meanwood, Leeds, West Yorkshire, LS6 4HZ
Tel: 0113 289 9669
Email: info@alancookenet.co.uk
www.alancookenet.co.uk

ALAN COOKE
SALES & LETTINGS



## 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.

## 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

EPC Rating D (64)

## COUNCIL TAX BAND

Council Tax Band C

## 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

## PARKING

The parking at the property is off street parking for multiple cars and a garage

## MOBILE SIGNAL/BROADBAND COVERAGE

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

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

## VIEWINGS

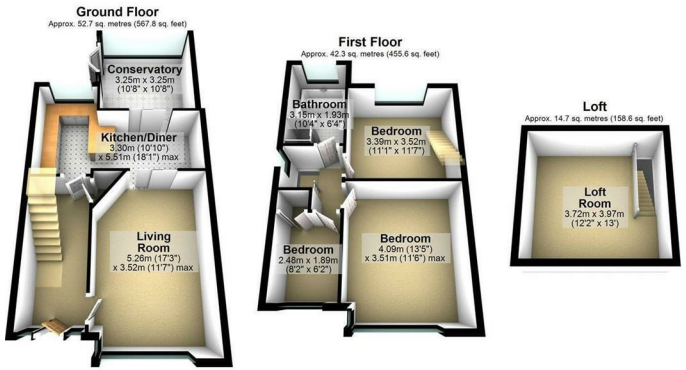
Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am-1pm Saturday. Alternately, please feel free to leave us a voicemail out of hours with your information and we will call you back.

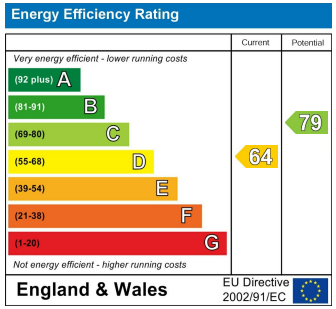
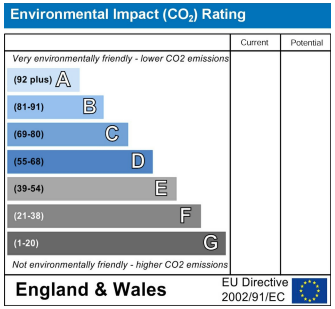
## COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460

15a Stonegate Road, Meanwood, Leeds, West Yorkshire, LS6 4HZ
Tel: 0113 289 9669
Email: info@alancookenet.co.uk
www.alancookenet.co.uk

ALAN COOKE
SALES & LETTINGS




Not to scale and for illustrative purposes only. All measurements are approximate and no responsibility is taken for any error, ommission or mis-statement.
Plan produced using PlanUp.