



9 Parkside Gardens, Meanwood  
£399,995

**ALAN COOKE**  
SALES & LETTINGS

NO ONWARD CHAIN - FOR BUYERS LOOKING FOR POTENTIAL - SIMPLY HUGE PLOT - TWO BEDROOM DETACHED BUNGALOW - TWO RECEPTION ROOMS - FITTED KITCHEN - DETACHED GARAGE - SOUTH FACING GARDEN TO FOUR SIDES - LONG DRIVEWAY WITH OFF STREET PARKING - GARAGE

This sort of unique opportunity doesn't come along very often in Meanwood so this gorgeous home will be snapped up! If you are a buyer wanting to buy a spacious plot with potential to extend\* then this is the home for you. With gardens to all four sides the opportunities are boundless! Situated at the head of this quiet cul de sac just a few minutes walk into Meanwood's centre the property briefly comprises: Sun porch with seating area, hallway, fitted kitchen with plenty of storage, large living room with dining area. To the rear are two double bedrooms, both with built in wardrobes. There is also a sun room to the rear overlooking the rear garden. The property has gas central heating and double glazing. The bathroom has a white suite with a bath and shower above. The property has a long driveway providing off street parking for several cars. EPC RATING TBC - Internal viewing is essential to fully appreciate this excellent property. \*Subject to appropriate planning

### AREA GUIDE

This wonderful home is situated in a quiet cul de sac just minutes walking distance of Meanwood 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.



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

Tel: 0113 289 9669

Email: [info@alancookenet.co.uk](mailto:info@alancookenet.co.uk)

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#### **COUNCIL TAX BAND**

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

#### **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

### 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 off street parking and garage

### SEWERAGE

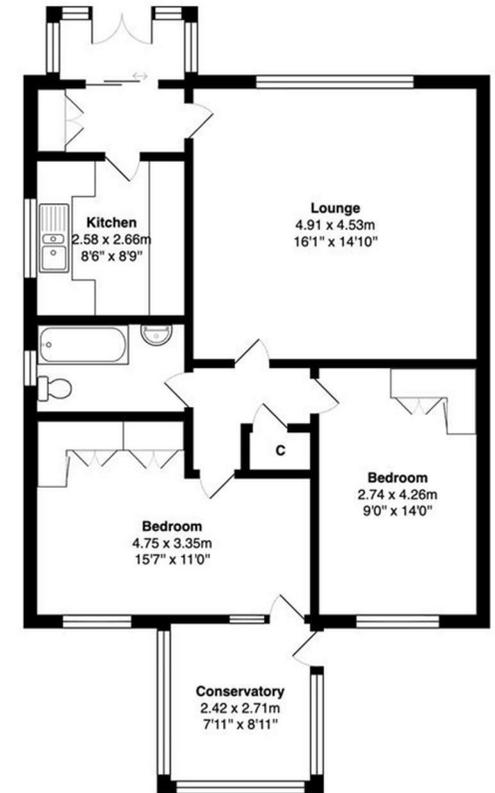
THE PROPERTY IS MAINS CONNECTED

### 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

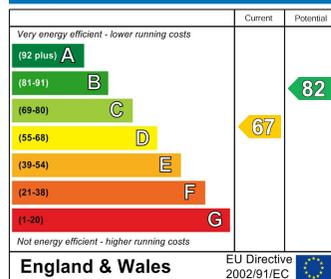


Ground Floor

Total Area: 79.0 m<sup>2</sup> ... 850 ft<sup>2</sup>

All measurements are approximate and for display purposes only

**Energy Efficiency Rating**



**Environmental Impact (CO<sub>2</sub>) Rating**

