



27 Towers Way, Meanwood
£335,000

NO ONWARD CHAIN - FOUR BEDROOM -
SUBSTANTIALLY EXTENDED SEMI DETACHED PROPERTY
ON THIS QUIET STREET WITHIN WALKING DISTANCE OF
MEANWOOD - THREE DOUBLE ROOMS PLUS ONE
SINGLE - SPACIOUS LIVING ROOM WITH DINING AREA -
GARAGE - DRIVEWAY - WEST FACING GARDEN

An exceptional opportunity to acquire a substantially extended, four-bedroom semi-detached family home, offered to the market with the distinct advantage of NO ONWARD CHAIN. Situated on a peaceful, quiet street, this property offers incredible value for money and is perfectly positioned within walking distance of Meanwood's vibrant centre. Families will find it particularly appealing, as the home sits within the local catchment area for several highly regarded primary and secondary schools. The ground floor accommodation opens into a welcoming entrance hall that leads through to a remarkably spacious living room, featuring a dedicated dining area perfect for family meals and entertaining. The fitted kitchen is equipped with a range of integrated appliances and is complemented by a highly practical, separate utility room to keep laundry out of sight. Upstairs, the layout comprises four bedrooms, including three large, comfortable double rooms and a well-proportioned single room that could easily double as a dedicated home office. The family bathroom is fitted with a clean white suite, featuring a bath with an efficient shower overhead. The property boasts excellent kerb appeal with a large front garden and a sizeable driveway that comfortably

provides off-street parking for three to four cars, leading to a secure detached garage. To the rear, the well-proportioned garden enjoys a highly desirable West-facing aspect, making it a perfect sun-trap for outdoor entertaining, gardening, and children's play.

AREA GUIDE

In this quiet family area this property enjoys a convenient location on this peaceful, picturesque leafy street. Within walking distance to the 'village centre' & all the amenities it has to offer but also close to Moortown corner, the Ring Road & David Lloyd leisure centre. Excellent schools are within walking distance which makes this a desirable area for families as does the park just a few minutes walk away. Stonegate Road, Scott Hall Road & King Lane all offer excellent transport links to Headingley, Leeds city centre, Harrogate & many other areas and are all within walking distance



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ALAN COOKE
SALES & LETTINGS



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.

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

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.

