

HUNTERS[®]

HERE TO GET *you* THERE



Parkland Terrace

Meanwood, Leeds, LS6 4PW

Offers Over £230,000

 3  1  2  TBC

Council Tax: C



14 Parkland Terrace

Meanwood, Leeds, LS6 4PW

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Porch

4'3" (max) - 4'0" (max) (1.30m (max) - 1.22m (max))

Entrance Hall

11'6" (max) - 4'0" (max) (3.51m (max) - 1.22m (max))

Electric radiator and stairs to the upper level.

Lounge

14'0" (max) - 13'3" (max) (4.27m (max) - 4.04m (max))

Gas fire with surround.

Dining Room

10'6" (max) - 8'9" (max) (3.20m (max) - 2.67m (max))

Electric radiator and sliding doors to the rear gardens.

Kitchen

10'6" (max) - 8'0" (max) (3.20m (max) - 2.44m (max))

Stainless steel sink with drainer, gas water heater and a range of wall and base units.

Store Room

4'3" (max) - 3'0" (max) (1.30m (max) - 0.91m (max))

Landing

9'9" (max) - 6'6" (max) (2.97m (max) - 1.98m (max))

Stairs to the lower level.

Store Room

3'0" (max) - 1'6" (max) (0.91m (max) - 0.46m (max))

Master Bedroom

12'9" (max) - 10'6" (max) (3.89m (max) - 3.20m (max))

Electric radiator.

Bedroom Two

11'6" (max) - 10'6" (max) (3.51m (max) - 3.20m (max))

Bedroom Three

8'3" (max) - 6'6" (max) (2.51m (max) - 1.98m (max))

Bathroom

8'0" (max) - 6'6" (max) (2.44m (max) - 1.98m (max))

Tiled walls, panel bath with shower over, wash hand basin and w/c.

Driveway and Front Gardens

Mainly paved areas with parking for at least one vehicle.

Garage

16'9" (max) - 8'6" (max) (5.11m (max) - 2.59m (max))

Up and over door.

Rear Garden

Mainly graveled areas with low wall proving a border.

DISCLAIMER

The vendors have not approved these brochure details.

IDEAL FIRST TIME BUYER OPPORTUNITY – GREAT POTENTIAL FOR INVESTMENT – MID-TOWN HOUSE – THREE BEDROOMS – GARDENS TO THE FRONT AND REAR – GARAGE – IN NEED OF MODERNISATION – CUL-DE-SAC LOCATION – MEANWOOD – NO CHAIN

A great opportunity for first time buyer, buy to let investors or anyone looking for a property with great potential, is this three bedroom, mid town house in need of modernisation. Located on a quiet cul-de-sac in Meanwood, the property is close to good and outstanding schools, bars, pubs, restaurants, cafes, shops and other great amenities close by. There are gardens to the front and rear, a driveway and garage externally. Internally, it briefly comprises; porch, entrance hall, lounge, dining room, kitchen and store room on the ground floor. On the first floor there are three bedrooms, bathroom and landing. Energy Rating - TBC



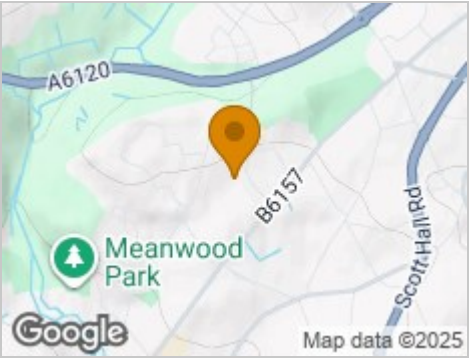
Road Map



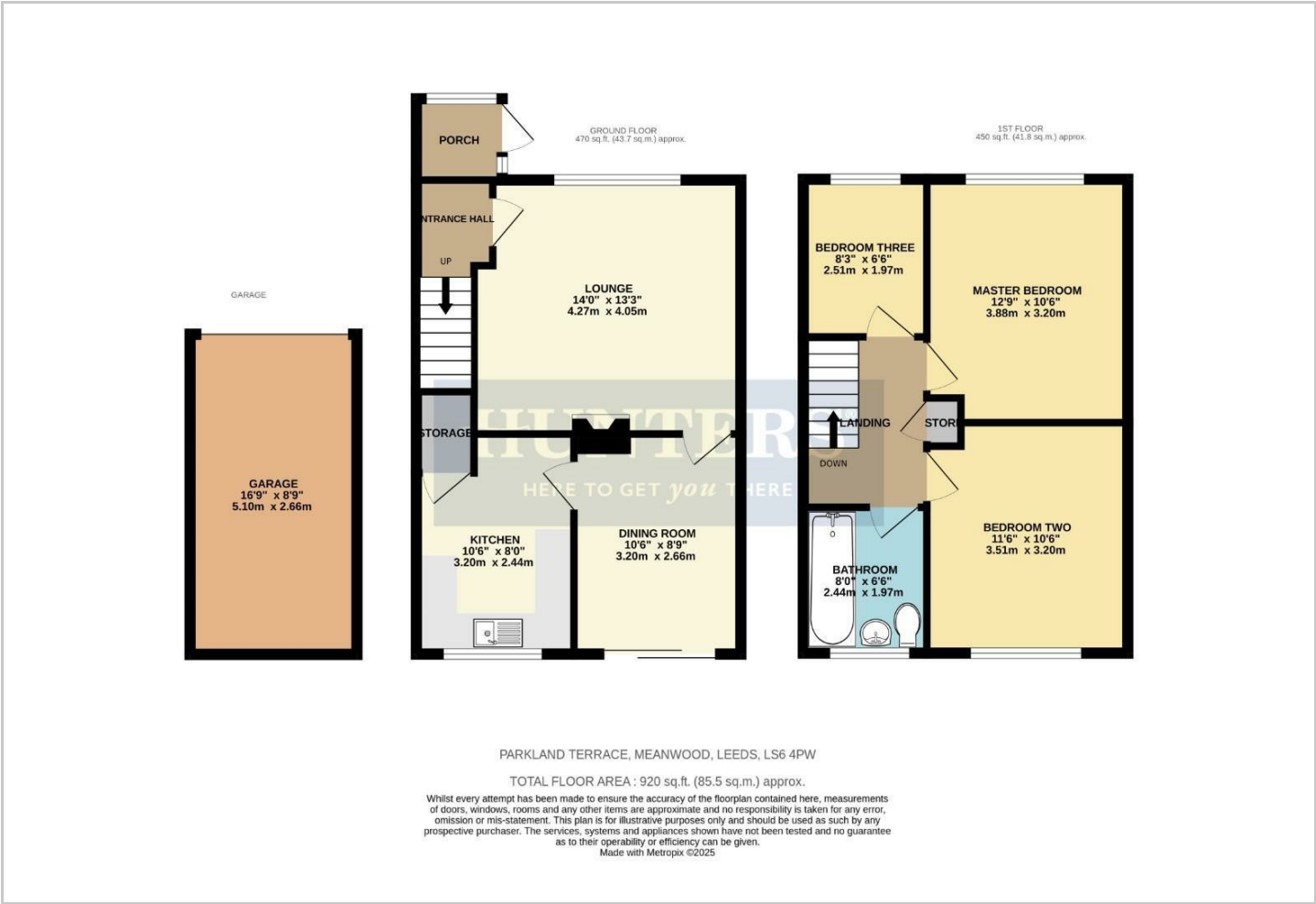
Hybrid Map



Terrain Map



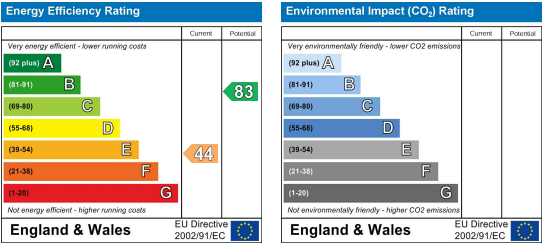
Floor Plan



Viewing

Please contact our Hunters North Leeds Office on 0113 268 0242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.