

26 Church Avenue, Meanwood

£345,000

ALAN COOKE
SALES & LETTINGS

15a Stonegate Road, Meanwood, Leeds, West Yorkshire, LS6 4HZ
Tel: 0113 289 9669
Email: info@alancookenet.co.uk
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THREE BEDROOM SEMI DETACHED HOUSE OFFERED WITH NO ONWARD CHAIN - LARGE SOUTH FACING GARDEN - SITUATED IN CENTRAL MEANWOOD - OPEN PLAN DINING KITCHEN - SEPARATE LIVING ROOM - OFF STREET PARKING - INTERNAL VIEWING ESSENTIAL!

This three bedroom semi detached house has gas central heating and Upvc double glazed double glazing. It briefly comprises: open plan kitchen dining room & separate living room. To the first floor the master bedroom has a bay window with views over the Church. The second bedroom is overlooking the beautiful rear garden. The third single bedroom is currently configured as an office space with all day sun. The house bathroom has a modern enclosed shower unit & WC. To the front is a garden with a driveway providing off street parking with large garage. To the rear is a simply stunning garden which is a private, peaceful oasis with plenty of seating areas. An internal viewing is essential to fully appreciate this beautiful property.

COUNCIL TAX BAND
Band C

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
D

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.

NOT VENDOR CHECKED
Please note this brochure has not been vendor checked and is subject to alteration

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 private driverway with garage

PROPERTY CONSTRUCTION
The property is Standard Construction

SEWERAGE
THE PROPERTY IS MAINS CONNECTED



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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.

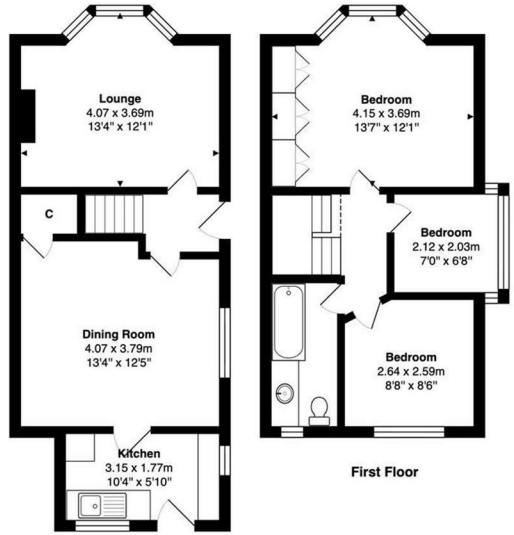
COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460

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.



Total Area: 73.1 m² ... 787 ft²

All measurements are approximate and for display purposes only

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