



18 Highbury Terrace, Leeds
£239,995

ALAN COOKE
SALES & LETTINGS

SPACIOUS TWO BEDROOM TERRACED PROPERTY -
FITTED KITCHEN - LIVING ROOM WITH DINING AREA -
TWO WELL PROPORTIONED BEDROOMS - MUTLI USE
BASEMENT ROOM - MODERN BATHROOM - SUN TRAP
FRONT TERRACE - NO ONWARD CHAIN

Offered to market with no onward chain is this spacious 2 bedroom terrace property in the heart of Meanwood. The property offers a converted basement with an enviable size for the location. Briefly comprising of a sun trap patio style front garden, large lounge space with separate fitted kitchen, fully converted basement with storage space, modern bathroom adjoining to a large main bedroom, followed by an ample sized top floor loft bedroom with Velux windows. Enjoying high ceilings throughout and a large square footage, this is a property not to be missed.

COUNCIL TAX BAND

Band A

EPC

The EPC graph 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.

MOBILE SIGNAL/BROADBAND COVERAGE

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

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

NOT VENDOR CHECKED

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

PARKING

The parking at the property is Street Parking - No Permit Required

PROPERTY CONSTRUCTION

The property is Standard Construction

SEWERAGE

THE PROPERTY IS MAINS CONNECTED

WATER METER

There is/is not a water meter in the property



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

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www.alancookenet.co.uk



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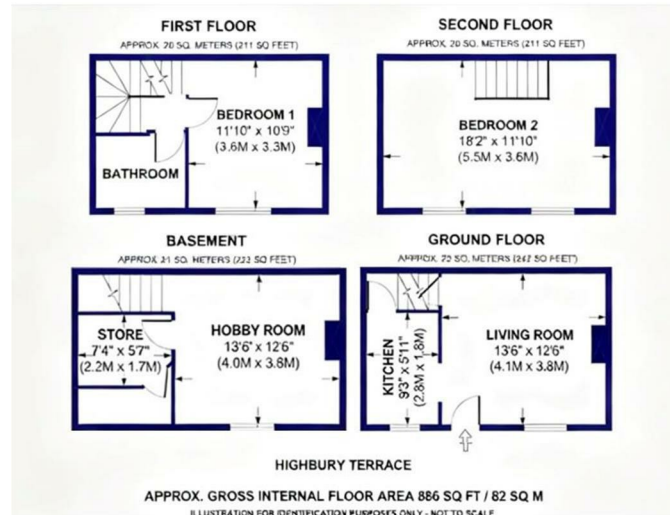
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VIEWINGS

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	85

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	