



**2 Sunset Hill Top, Meanwood, Leeds, LS6 4LP**  
Energy Rating: TBC | Council Tax Band: C  
Asking Price £375,000

**HUNTERS**<sup>®</sup>  
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## 2 Sunset Hill Top, Meanwood, Leeds, LS6 4LP

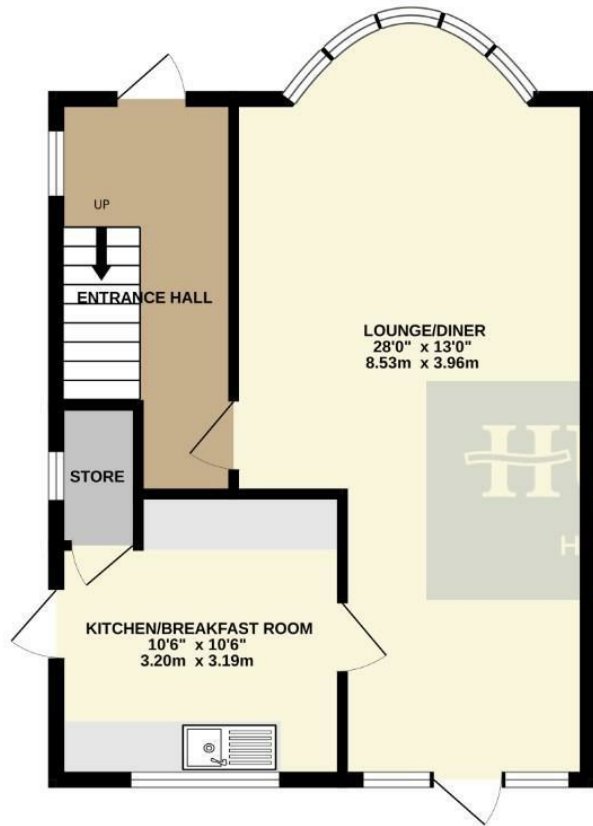
Asking Price £375,000

IDEAL FIRST TIME BUYER OPPORTUNITY – SEMI-DETACHED HOUSE – THREE BEDROOMS – GARDENS TO THE FRONT AND REAR – DRIVEWAY – DETACHED GARAGE – IN NEED OF MODERNISATION – EXCELLENT POTENTIAL – CUL-DE-SAC LOCATION IN MEANWOOD - NO CHAIN

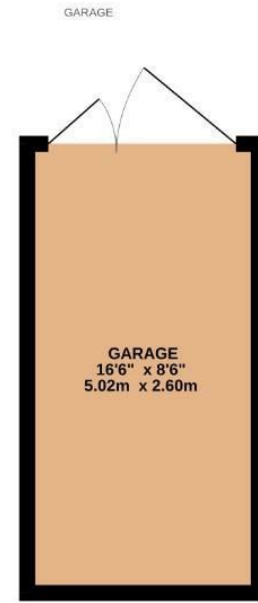
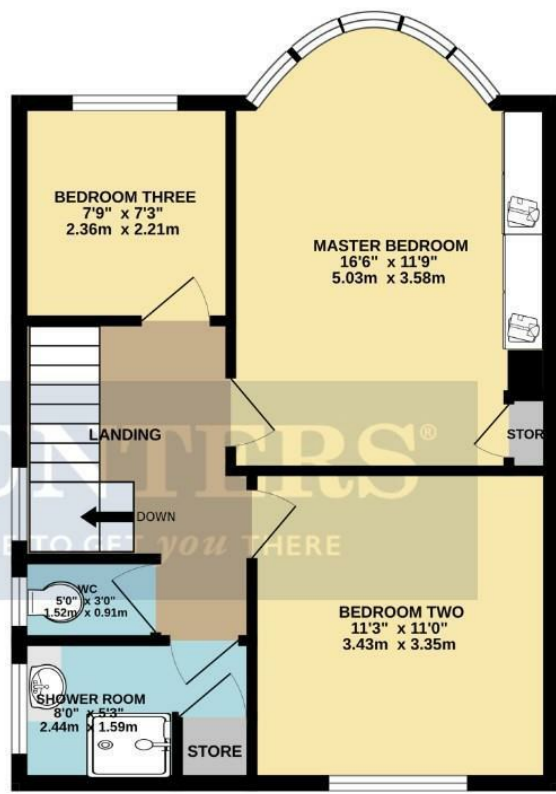
Available with no chain, this three bedroom semi-detached house does requires some modernisation but has fabulous potential to extend subject to the appropriate planning permissions. Located on a quiet cul-de-sac in the heart of Meanwood, the property is close to good and outstanding primary and secondary schools, as well as, shops, restaurants, cafes, bars, transport links and of course Meanwood Park with all it has to offer. There are gardens to the front and rear as well as a driveway and detached garage, externally. Internally, it briefly comprises; entrance hall, open plan lounge dining room, kitchen breakfast room and store room on the ground floor. On the first floor, there are three bedrooms, landing, separate w/c and shower room. Energy Rating - TBC

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GROUND FLOOR  
510 sq.ft. (47.4 sq.m.) approx.



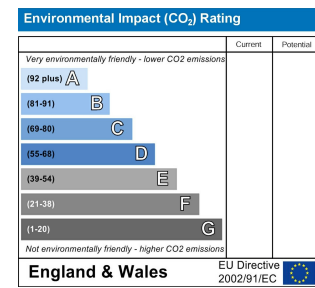
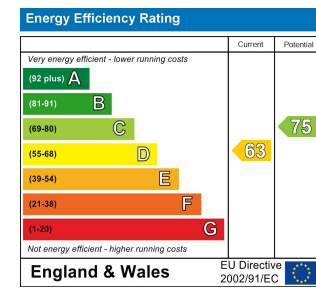
1ST FLOOR  
510 sq.ft. (47.4 sq.m.) approx.



SUNSET HILL TOP, MEANWOOD, LEEDS, LS6 4LP

TOTAL FLOOR AREA : 1020 sq.ft. (94.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Entrance Hall**

14'6" (max) - 6'6" (max)

Radiator and stairs to the upper level.

**Lounge Dining Room**

28'0" (max) - 13'0" (max)

**Lounge Area**

Bay window, radiator and gas fire with surround.

**Dining Area**

Radiator and door to the rear garden.

**Kitchen Breakfast Room**

10'6" (max) - 10'6" (max)

Stainless steel sink with drainer, boiler, radiator, door to the side and a range of wall and base units.

**Store Room**

4'9" (max) - 3'0" (max)

**Landing**

11'9" (max) - 8'0" (max)

Loft access and stairs to the lower level.

**Master Bedroom**

16'6" (max) - 11'9" (max)

Bay window, radiator, store room and built in wardrobes.

**Bedroom Two**

11'3" (max) - 11'0" (max)

Radiator.

**Bedroom Three**

7'9" (max) - 7'3" (max)

Radiator.

**Shower Room**

8'0" (max) - 5'3" (max)

Shower cubicle with glass enclosure, store room, radiator and wash hand basin with pedestal under.

**Separate W/C**

5'0" (max) - 3'0" (max)

W/c.

**Front Gardens**

Mainly paved areas, bushes, plants and hedges,

**Driveway**

Gated and with parking for several vehicles.


**Detached Garage**

Barn style doors, power and lights.

**Rear Gardens**

Grassed lawns, patio area, flower beds, plants, bushes and hedges.

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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. 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.









