



22 The Wickets, Meanwood
£270,000

**NO ONWARD CHAIN - QUIET CUL DE SAC LOCATION -
THREE BEDROOM SEMI - SOUTH FACING GARDEN -
GARAGE - DINING KITCHEN - IDEAL FIRST TIME BUY**

Situated right in the centre of Meanwood and yet in this quiet little enclave of only a handful of houses, this home is an ideal opportunity for a buyer wishing to put their own stamp on a well proportioned three bedroom home. With gas central heating (the boiler has been recently fitted) the property briefly comprises: Entrance hall, well proportioned living room with understair storage. Dining kitchen with door onto the rear garden which is South facing. To the first floor are two well proportioned double bedrooms and one single. The house bathroom requires some updating and has a bath with shower above. To the front there is off street parking by way of a driveway as well as a garage (which does require some work) The rear garden is easy to maintain with a South facing garden. EPC RATING D - FLOORPLAN TO FOLLOW - FULL VIDEO TOUR AVAILABLE

AREA GUIDE

This home offering great potential, in this quiet cul de sac of only a handful of homes, just minutes walking distance of Meanwood park, Waitrose and its vibrant centre with bars, restaurants, shops, many beautiful woodland walks as well as David Lloyd gym and Moor Allerton shopping centre. Situated just a couple of minutes walk away from buses which run to Leeds centre and many other areas. The property is within the catchment area for many desirable primary and secondary schools.



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

Tel: 0113 289 9669

Email: info@alancookenet.co.uk

www.alancookenet.co.uk





WATER METER

There is not a water meter in the property

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.

TENURE

TBC

SEWERAGE

THE PROPERTY IS MAINS CONNECTED

PARKING

The parking at the property is off street parking with a driveway and garage

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

COUNCIL TAX BAND

BAND C

COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460



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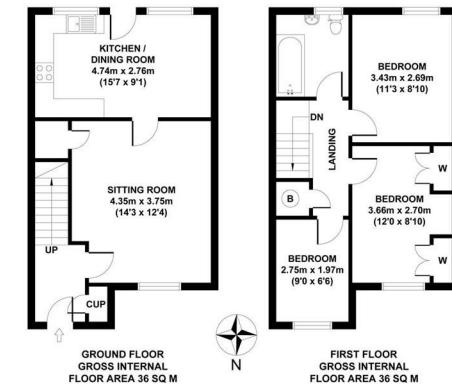
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22 THE WICKETS LEEDS, LS6 4JJ
APPROX. GROSS INTERNAL FLOOR AREA 72 SQ M / 775 SQ FT
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective buyer or tenant. The dimensions given are for guidance only and have not been tested and no guarantee as to their operating ability or their efficiency can be given.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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		
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