



42 Church Avenue, Meanwood  
£369,995

**SUBSTANTIALLY EXTENDED THREE BEDROOM SEMI DETACHED HOUSE - LARGE SOUTH FACING GARDEN - SITUATED IN CENTRAL MEANWOOD - OPEN PLAN EXTENDED DINING KITCHEN - SEPARATE LIVING ROOM - OFF STREET PARKING - EXTENDED SECOND AND THIRD BEDROOM - INTERNAL VIEWING ESSENTIAL!**

This extended three bedroom semi detached house has gas central heating and Upvc double glazed double glazing. It briefly comprises: Extended porch, extended kitchen dining room with wood burner, separate living room. To the first floor the master bedroom has a bay window with views over the Church. The second bedroom is an extended double bedroom overlooking the beautiful rear garden. The third bedroom has also been extended so is a great size single. The house bathroom has a bath with shower above. To the front is a garden with a driveway providing off street parking. There is a side garden. 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. EPC TBC - FLOORPLAN TO FOLLOW

### AREA GUIDE

This wonderful home is just minutes walking distance of Meanwood 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](mailto:info@alancookenet.co.uk)

[www.alancookenet.co.uk](http://www.alancookenet.co.uk)



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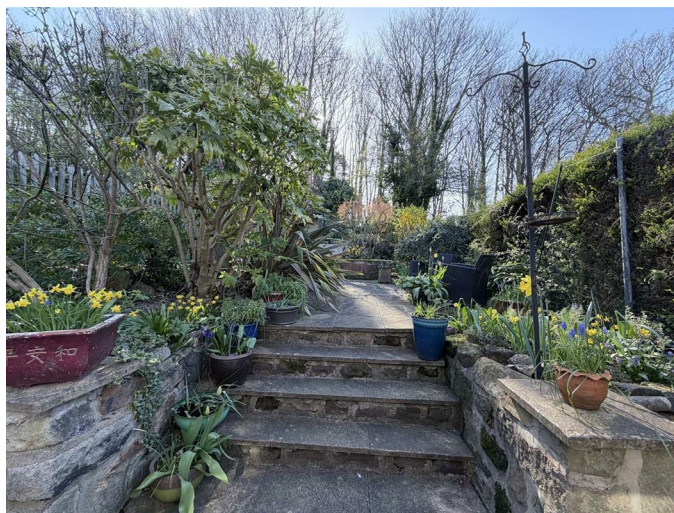
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SALES & LETTINGS





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/>

### PARKING

The parking at the property is off street parking

### VIEWINGS

Please ring us to make an appointment. We are open

### 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

TBC

### 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

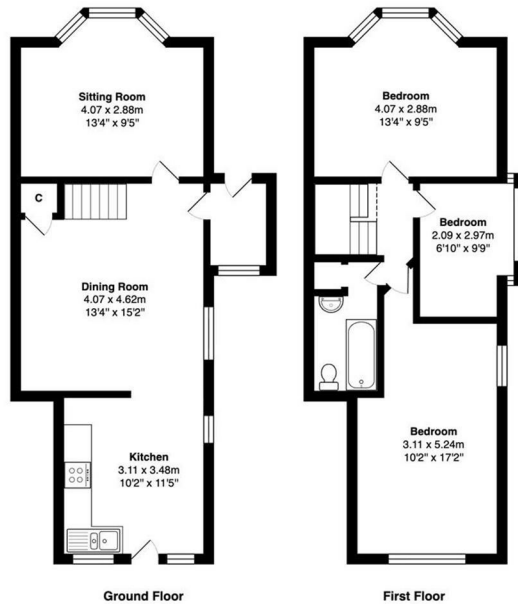
from 9am to 5.30pm Monday to Friday and 9am-1pm Saturday. Alternately, please feel free to leave us a voicemail out of hours with your information and we will call you back.

### 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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Total Area: 90.4 m<sup>2</sup> ... 973 ft<sup>2</sup>

All measurements are approximate and for display purposes only