



52 Church Avenue, Meanwood
£345,000

ALAN COOKE
SALES & LETTINGS

FANTASTIC LARGE SOUTH EAST FACING GARDEN -
EXTENDED THREE BEDROOM SEMI DETACHED HOUSE -
DINING KITCHEN - RECENTLY FITTED BATHROOM -
WALK IN CONDITION - OFF STREET PARKING - GARAGE

Situated on this desirable street within minutes walking distance to Meanwood's bustling village centre we are delighted to offer a fantastic three bedroom semi detached house which has been modernised and is in move in condition. With a gas central heating boiler and Upvc double glazing throughout the property briefly comprises: Entrance hall, living room with bay window, spacious dining kitchen, utility/boot room. To the first floor the master bedroom has the benefit of a bay window and built in wardrobes, bedroom two is a double bedroom and looks over the rear garden. The third bedroom is a single bedroom and ideal to be used as a nursery or office. The property has a recently fitted, contemporary bathroom with a white suite. The large rear garden is fully enclosed and is South East facing, with sun patio which is ideal for alfresco dining and entertaining. The rest of the garden is terraced making it a low maintenance garden. There is a driveway providing off street parking and access to a detached garage. Internal viewing is essential to fully appreciate this wonderful property - EPC Rating E

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

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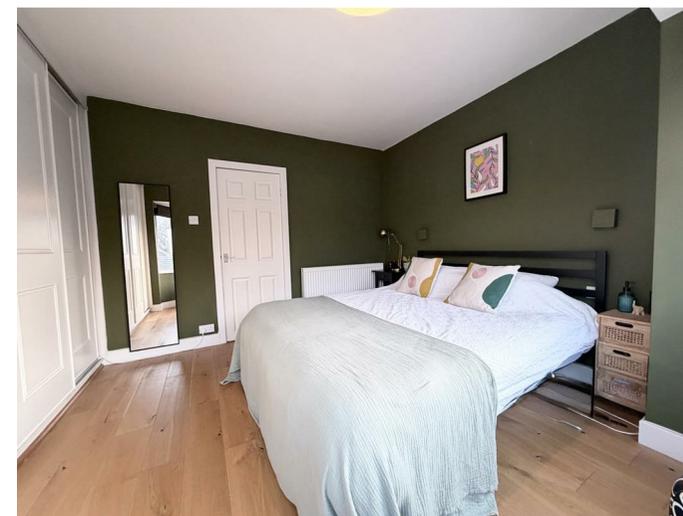


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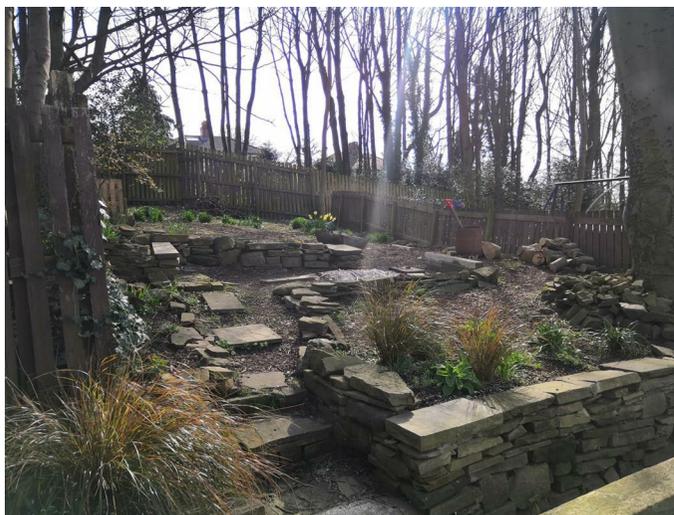
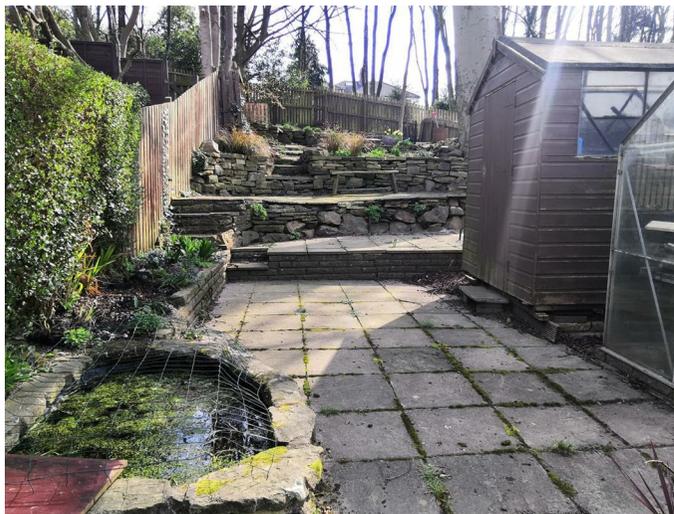
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OUTSIDE

To the side is a driveway providing off street parking and leading to a detached garage. Fully enclosed South East facing rear garden which is exceedingly private. The current owners have been keen gardeners and have kept this to a manicured level. There is a fantastic dining patio which is a fabulous eating area for summer evenings and BBQS!

TENURE

FREEHOLD

VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday, 9am to 4pm on Saturdays and 10am to 3pm on Sundays.

EPC

EPC RATING E

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

FLOORPLAN

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

COUNCIL TAX

Band C

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.

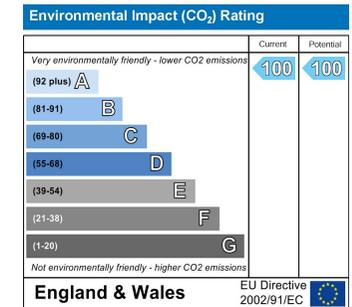
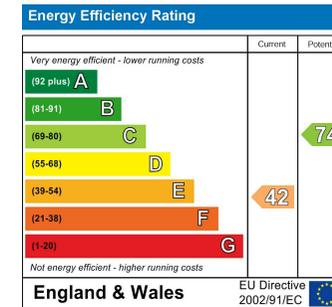
MEASUREMENTS

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.

COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460



Floor plans are for identification only. All measurements are approximate. Plan produced using PlanUp.