




48 Church Avenue, Meanwood  
£387,500

**ALAN COOKE**  
SALES & LETTINGS

FULLY MODERNISED FOUR BEDROOM - TWO BATHROOM SEMI DETACHED PROPERTY WITH LARGE GARDEN - CENTRAL MEANWOOD LOCATION - BRAND NEW OPEN PLAN DINING KITCHEN - SEPARATE LIVING ROOM

This fully modernised semi detached home has gas central heating and Upvc double glazing, briefly comprising: Entrance hall, brand new dining kitchen opening onto the garden, separate living room. To the first floor are two double bedrooms and one single. The house bathroom is brand new with bath and shower above. To the first floor a beautiful master suite has been added with a large master and en-suite shower room. There is a driveway providing off street parking and a garage. The rear garden is large and fully enclosed. EPC RATING TBC

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		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	