



3 Alder Hill Avenue, Meanwood  
£365,000

SPACIOUS THREE BEDROOM SEMI DETACHED PROPERTY - CUL DE SAC LOCATION - LIVING ROOM WITH DINING AREA - SEPARATE FITTED KITCHEN - THREE WELL PROPORTIONED BEDROOMS - BATHROOM - SEPARATE WC - GARAGE & DRIVEWAY

This spacious three bedroom home has gas central heating and Upvc double glazed double glazing. It is situated in this quiet cul de sac just a few minutes walk into Meanwood and its bustling centre!! Briefly comprising: Entrance hall with walk in storage, well proportioned living room with windows to both sides and dining area, separate fitted kitchen (could easily be knocked through to create a wonderful open plan dining kitchen.) To the first floor the master is a large double with built in wardrobes, double bedroom, good size third bedroom. The bathroom has a bath with shower above and there is a separate wc. To the front is a lawned and stocked garden with a driveway to the detached garage. To the rear is a pleasant garden which is lawned with a seating area

#### AREA GUIDE

This wonderful home is situated in this quiet cul de sac 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)



SALES & LETTINGS



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

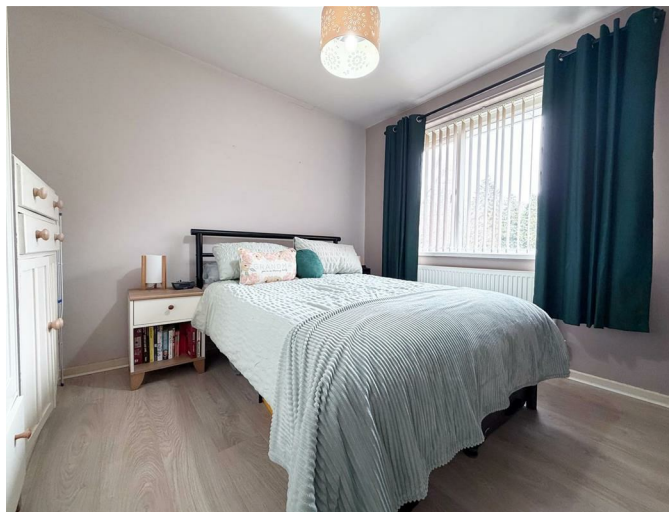
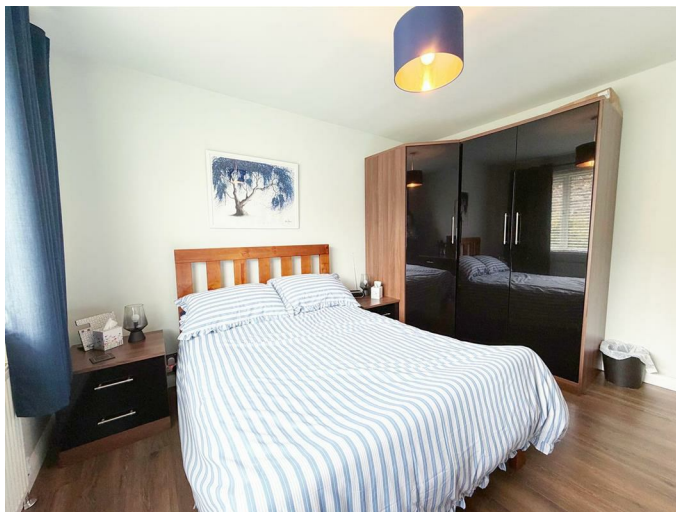
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SALES & LETTINGS



## COUNCIL TAX BAND

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## 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

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## 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.

## 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

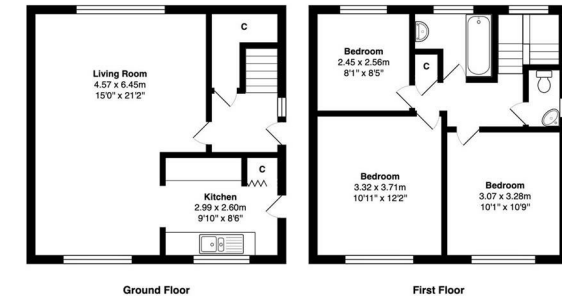
The parking at the property is driveway with off street parking plus a garage

## 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.

## COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460



Total Area: 83.7 m<sup>2</sup> ... 901 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

