



573 Meanwood Road, Meanwood
£159,995

PRICED TO SELL!! NO CHAIN - TWO DOUBLE BEDROOM
- TWO BATHROOM PLUS GUEST WC - FIRST FLOOR -
DECEPTIVELY SPACIOUS - AN INTERNAL VIEWING IS
ESSENTIAL - CENTRAL MEANWOOD LOCATION - IDEAL
FIRST TIME/INVESTMENT PURCHASE - FITTED KITCHEN
- LARGE LIVING ROOM WITH DINING AREA

The location of this ultra-spacious apartment is just fantastic, right in the heart of the uber desirable Meanwood 'village' all the shops, eateries and restaurants as well as cafes and local independents are right on the door step.

Situated within a block of just two apartments this property is in move in condition, it has the added benefit of plenty of windows and high ceilings making this an exceedingly desirable and open feeling apartment. With gas central heating and Upvc double glazing this property is a real tardis and one that only can be appreciated with an internal viewing! Briefly comprising: Entrance, stairs to the first floor, entrance to the apartment. The hallway is spacious and has a nice open feel to it as soon as you walk in, it has large built in cupboard. Large guest wc with white suite, exceedingly spacious living room with dining area, separate fitted kitchen with plumbing for washing machine and built in oven and hob. The two bedrooms are both large doubles and both have the added benefit of having built in wardrobes and en-suite bathrooms. There is off street parking outside the property. **THIS PROPERTY IS OUTSTANDING VALUE FOR MONEY - INTERNAL VIEWING REQUIRED TO APPRECIATE THE SIZE AND QUALITY OF THE PROPERTY**

LOCATION

The property is just minutes' walking distance of the vibrant Meanwood buzzing 'centre' which includes Waitrose, Aldi, Asda, bars, restaurants and beautiful walks at Meanwood Park and the Hollies. There are excellent transport links to Leeds city centre, Headingley and the surrounding areas right outside the door.

COMMUNAL ENTRANCE HALL

Servicing only flat 1 and 2.

Stairs to:

FIRST FLOOR

Flat entrance

ENTRANCE HALL

Laminate flooring, large wardrobe/storage cupboard



GUEST WC

Part tiled walls in white, tiled floor, white low wc and washbasin, heated stainless steel towel rail, spot lighting, extractor fan





LIVING ROOM

9'9"M x 17'6"M Into chimney breast (2.98M x 5.34M Into chimney breast)

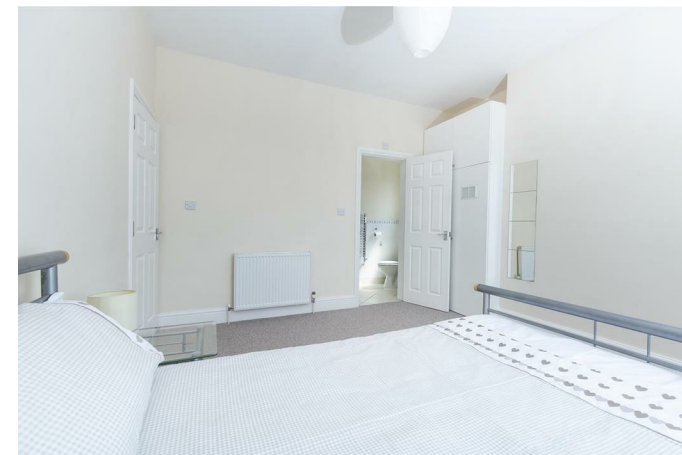
A large bright reception room with large sash style windows, this is an excellently proportioned room. Two large Upvc double glazed windows to the front, laminate flooring, fireplace, two central heating radiators, dining area, archway to kitchen

KITCHEN

7'2"M x 7'8"M From Archway (2.19M x 2.34M From Archway)



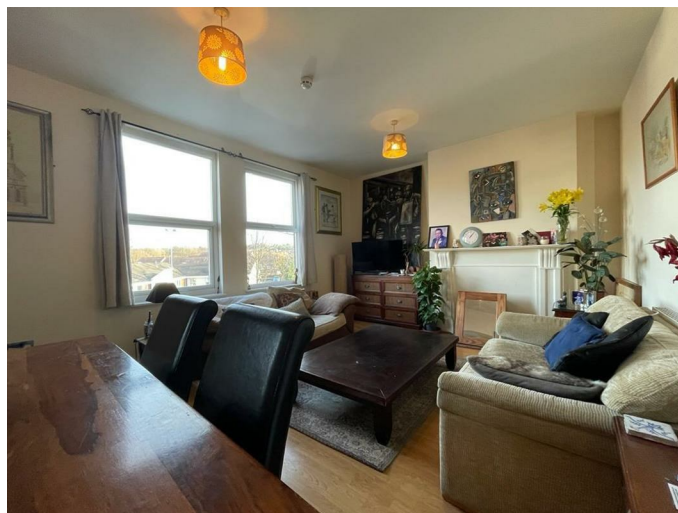
Continuation of laminate flooring, modern wooden wall and base units, cream splash back tiling, black worktops, stainless steel sink unit with drainer, plumbed for washing machine, central heating radiator, built in electric oven and hob, Upvc double glazed window to the front



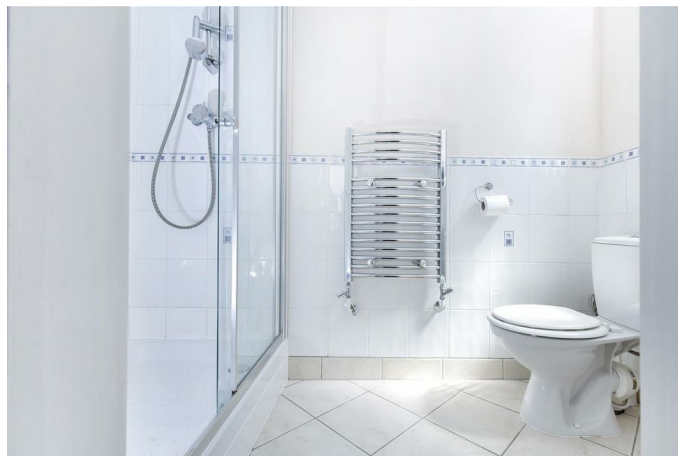
BEDROOM 1

13'7"M x 10'10"M (4.13M x 3.30M)

Large double wardrobes either side of chimney



breast, large Upvc double glazed window to the rear,
two central heating radiators, door to:



EN-SUITE SHOWER ROOM

Heated stainless steel towel rail, Upvc double glazed window, double shower cubicle with shower, spot lighting, low white wc, wash basin, partially tiled walls in white with border, extractor fan



BEDROOM 2

13'4"M x 10'1"M Into chimney breast (4.06M x 3.07M
Into chimney breast)

Two double bedside storage cupboards, large Upvc double glazed window to the rear, central heating radiator, steps down to en-suite shower room



EN-SUITE SHOWER ROOM

Heated stainless steel towel rail, window, shower cubicle with electric shower, spot lighting, low white wc, wash basin, partially tiled walls in white with boarder, extractor fan

OUTSIDE

There is an allocated parking space with the property



VIEW

TENURE

LEASEHOLD - 999 YEAR LEASE

GROUND RENT - £200.00 Per Annum

SERVICE CHARGES - £1830.33 Per Annum (Maintenance of communal areas including cleaning, utilities, all building repairs, fire alarm and security systems)

COUNCIL TAX

We have been informed by the vendor that the council tax band is band A

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

EPC Rating D

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.

DIRECTIONS

From our office on Stonegate Road, continue on to Meanwood Road and the property is on the right hand side next to the Pharmacy

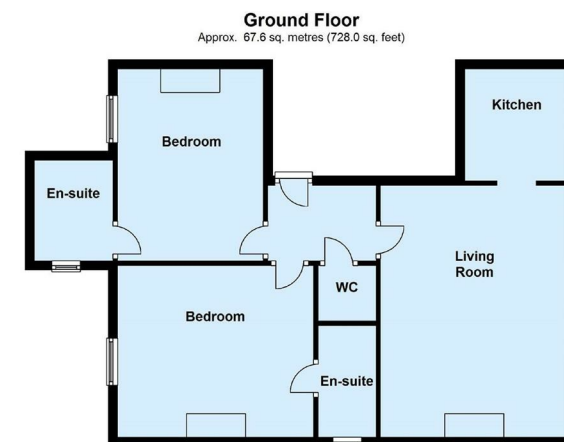
FIXTURES & FITTINGS

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: 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. WHILST THE AGENT HAS TAKEN GREAT CARE IN THE PREPARATION OF THESE PARTICULARS WE MUST WARN PROSPECTIVE PURCHASERS THAT IN THIS INSTANCE WE HAVE NOT BEEN ABLE TO CHECK ANY ASPECT WITH THE FORMER OCCUPIERS AND YOU SHOULD MAKE YOUR OWN SURVEYOR AWARE OF THIS FACT. 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



Total area: approx. 67.6 sq. metres (728.0 sq. feet)

