



6 Monk Bridge Place, Meanwood
£200,000

OFFERED WITHOUT ONWARD CHAIN - THREE/FOUR BEDROOMS - SPACIOUS BACK TO BACK TERRACE - MOVE IN CONDITION - IDEAL INVESTMENT/FIRST TIME PURCHASE

An internal viewing is essential to appreciate this three bedroom back to back terrace which is ready to move into. With gas central heating and Upvc double glazing the property briefly comprises: Large living room, fitted kitchen, the basement has been tanked and converted into an additional reception room/bedroom, joined to this is a utility which could very easily be made into a shower room. To the first floor is the master bedroom which is exceedingly spacious, the bathroom has a bath and shower. To the top floor are two further bedrooms which are both doubles

AREA GUIDE

Within just minutes walking distance from the property is Meanwood's bustling village centre. Benefitting from a large variety of shops and an array of bars and restaurants nearby in both Meanwood and Headingley, this property is nestled off Monkbridge Road. The area is well served by excellent schools at primary & secondary level. There are a choice of transport links to the city centre, universities and surrounding areas from either Otley Road or Meanwood Road.

GROUND FLOOR

Upvc double glazed door into:



LIVING ROOM

13'8" x 13'8" (4.19m x 4.18m)

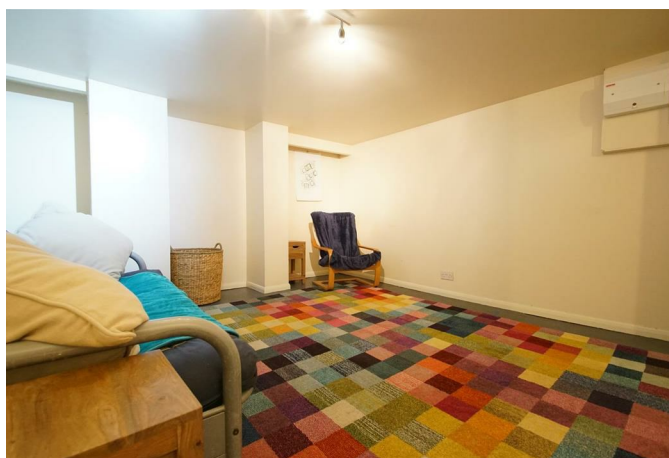
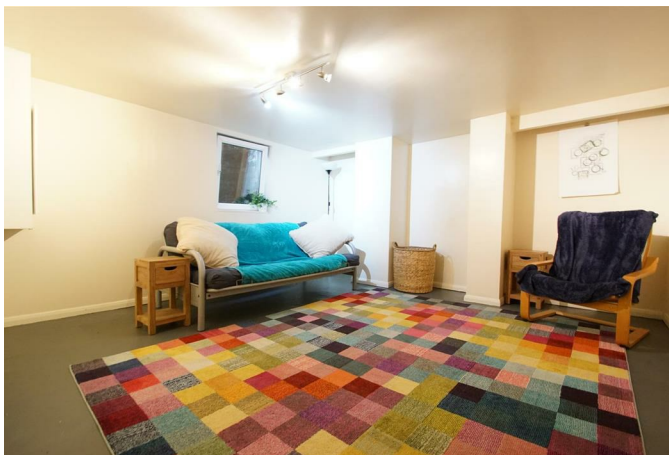
Laminate flooring, central heating radiator, coving, sliding door to the kitchen, electrical pebble fire, marble surround and hearth, Upvc double glazed window to the front, door to stairs, spot ceiling



FITTED KITCHEN

1.78m x 3.39m

Wooden wall and base units, laminate flooring, Upvc double glazed window, stainless steel sink with drainer, white splash back tiling, corresponding worktops, built in gas hob, built in oven, plumbed for dishwasher, door to cellar



ADDITIONAL RECEPTION ROOM/GUEST ROOM

13'0" x 13'5" (3.97m x 4.09m)

Upvc double glazed window, door to utility room



UTILITY

5'10" x 10'7" (1.80m x 3.23m)

Plumbed for washing machine

FIRST FLOOR

LANDING



BATHROOM

White suite, bath with shower screen, low wc, partially tiled walls, frosted Upvc double glazed window, extractor fan, storage cupboard, central heating radiator



BEDROOM 1

13'10" x 12'7" (4.24m x 3.86m)

Upvc double glazed window, central heating radiator, coving

HALLWAY

Stairs to second floor

LANDING





BEDROOM 3

14'2" x 10'0" (4.32m x 3.05m)

Upvc double glazed windows, central heating radiator



BEDROOM 2

9'10" x 8'2" (3.02m x 2.49m)

Upvc double glazed window, central heating radiator



OUTSIDE

TENURE

FREEHOLD

EPC RATING

TBC

COUNCIL TAX

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

DIRECTIONS

From our Stonegate Road office travel down and turn right onto Monk Bridge Road, then take your second left onto Monk Bridge Street and first right into Monk Bridge Place

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

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.

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

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