



12 Stonelea Court, Meanwood
£229,995



FULL VIDEO TOUR AVAILABLE - QUIET CUL DE SAC
LOCATION - WALKING DISTANCE TO MEANWOOD AND
CHAPEL ALLERTON - EXCELLENT TRANSPORT LINKS -
ENCLOSED REAR GARDEN - DINING FITTED KITCHEN -
SPACIOUS LIVING ROOM - TWO DOUBLE BEDROOMS -
GAS CH & DOUBLE GLAZING - IDEAL FIRST TIME BUY

This gem will not be around for long! In move in condition the property has been well maintained by the current owner who has fitted Upvc double glazing throughout and a gas combi central heating system. Situated within this enclave of properties it enjoys a peaceful location yet has all the amenities of Meanwood right on the doorstep! Briefly comprising: Entrance porch, spacious living room, fitted dining kitchen with contemporary units, the kitchen has a door leading out into the garden which is a good size lawned garden with a dining patio. To the first floor are two excellently proportioned double bedrooms, the master also has built in wardrobes. The bathroom has a bath with shower above. An internal viewing is essential to fully appreciate this property

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.



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SALES & LETTINGS





TENURE

FREEHOLD

COUNCIL TAX BAND

BAND C

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.

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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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.

COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460



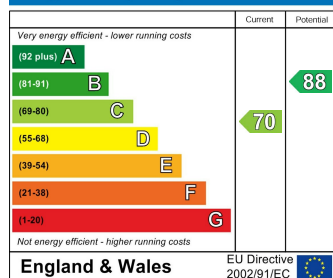
Ground Floor

First Floor

Total Area: 59.7 m² ... 643 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating



Environmental Impact (CO₂) Rating

