



42 Holmwood Drive, Meanwood
£339,995

ALAN COOKE
SALES & LETTINGS

IDEAL FOR A BUYER SEEKING A PURCHASE WITH HUGE POTENTIAL TO EXTEND* - EXTENDED TWO BEDROOM SEMI DETACHED - TWO RECEPTION ROOMS - LARGER THAN AVERAGE CORNER PLOT - ENCLOSED SOUTH WEST FACING GARDEN - DRIVEWAY WITH PARKING FOR 2/3 CARS - LARGER THAN AVERAGE GARAGE - LARGE MASTER BEDROOM WITH 'JACK & JILL' STYLE BATHROOM - SPACIOUS LIVING ROOM - DINING ROOM - UTILITY AREA & FITTED KITCHEN - GARDENS TO THREE SIDES

With gas central heating system and Upvc double glazing this extended two bedroom semi detached bungalow is an ideal purchase for someone looking for a large plot to allow for a large extension to the rear/side. The current living accommodation comprises: Entrance porch, living room with recently fitted gas fire, separate dining room (which can be open plan via double doors) double bedroom with built in wardrobes (currently set up as a single room) fitted kitchen with plentiful light and opening into a utility area. To the first floor is an exceedingly large master with a 'Jack & Jill' style bathroom which has a bath and shower. The remarkable feature with this property is the plot, the gardens have been exceedingly well landscaped and run to three sides of the property. There is a fully enclosed, private garden which is accessed via the sliding doors from the dining room. There is a driveway with room for 2/3 cars, a garage and two further gardens to the front and rear - An internal viewing of this property is essential to appreciate the potential. FLOORPLAN TO FOLLOW -

EPC RATING D *Subject to appropriate planning approvals.

AREA

This wonderful home is just minutes walking distance of Meanwood & its vibrant centre with bars, restaurants, shops, many beautiful woodland walks as well as David Lloyd gym & Moor Allerton shopping centre. Situated just a couple of minutes walk away from buses which run to Leeds centre & many other areas. The property is within the catchment area for many desirable primary & secondary schools.



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

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TENURE

FREEHOLD

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

RATING D

COUNCIL TAX BAND

C

WATER METER

There is a water meter in the property

PARKING

The parking at the property is driveway for 2/3 cars

SEWERAGE

THE PROPERTY IS MAINS CONNECTED

PROPERTY CONSTRUCTION

The property is standard construction

MOBILE SIGNAL/BROADBAND COVERAGE

PLEASE CLICK ON THE FOLLOWING LINK TO ASSESS COVERAGE FOR THIS PROPERTY

<https://checker.ofcom.org.uk/>

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.

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.

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.

COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 57 SQ M

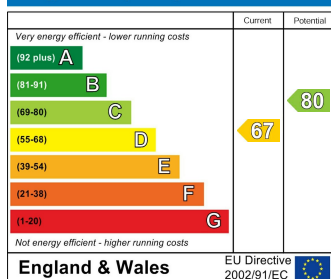
FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 34 SQ M

42 HOLMWOOD DRIVE LEEDS, LS6 4NF

APPROX. GROSS INTERNAL FLOOR AREA 91 SQ M / 980 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating

