



15 Parkside Road, Meanwood  
£450,000

**ALAN COOKE**  
SALES & LETTINGS

JUST A FEW MINUTES WALK INTO MEANWOOD CENTRE - FOUR DOUBLE BEDROOMS - TWO BATHROOMS - LARGE SEPARATE LIVING ROOM - OFF STREET PARKING FOR TWO CARS - IMMACULATE CONDITION - DINING KITCHEN - PRIVATE SOUTH WEST FACING GARDEN - VIEW OVER WOODLAND - SPACIOUS MASTER SUITE WITH EN-SUITE

Built in 2020 and meticulously maintained by a single owner, this exceptional four-bedroom home offers immaculate, turn-key living in a prime location. Blending spacious interiors with a private, sun-drenched garden, the property represents modern luxury just moments from Meanwood centre. A welcoming, wide entrance hall leads into a generous living room, flooded with natural light from large windows overlooking serene woodland. The rear of the property features a premium open-plan dining kitchen designed for entertaining. This stunning space boasts built-in appliances, a versatile dining/sitting area, and a large central feature island. Double doors open directly onto the garden, seamlessly blending indoor and outdoor living. Guest wc. The first floor hosts three exceptionally well-proportioned double bedrooms, each offering excellent layout flexibility. Serving this floor is a sleek, contemporary house bathroom featuring a modern white suite with a shower over the bath. The entire top floor is dedicated to a spectacular, ultra-spacious master suite. Lit by dual-aspect Velux windows, this expansive sanctuary features its own private, modern en-suite shower room. The rear boasts a highly

private, South-West facing garden complete with a dining patio and lawn, ideal for summer sun. Dedicated off-street parking for two vehicles sits conveniently to the side of the property. EPC RATING B

### AREA GUIDE

This wonderful home is situated 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.

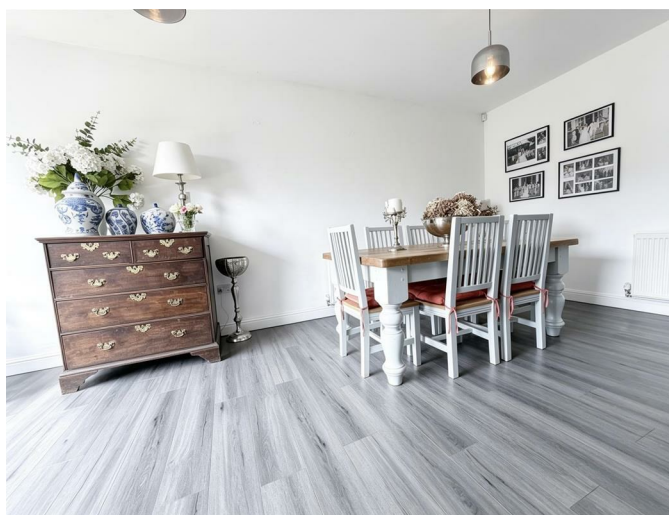


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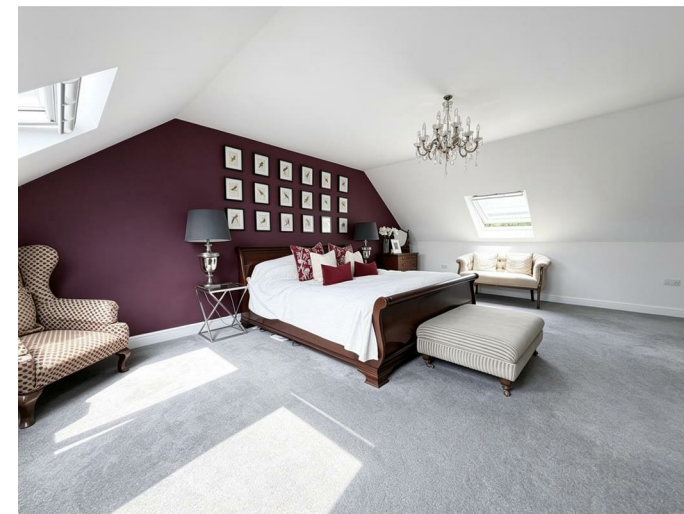
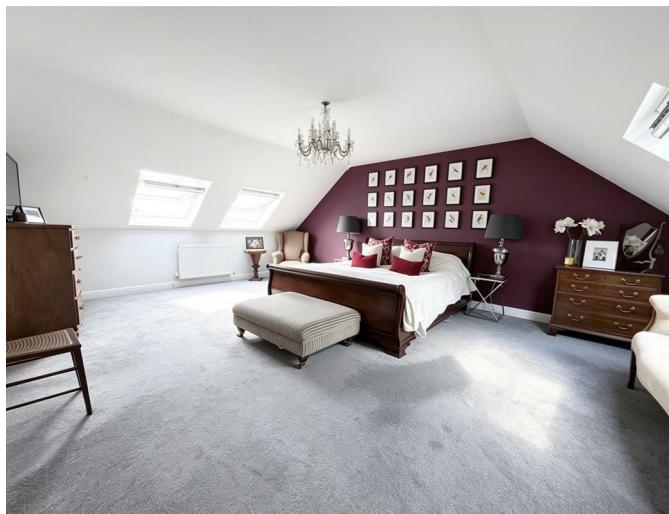
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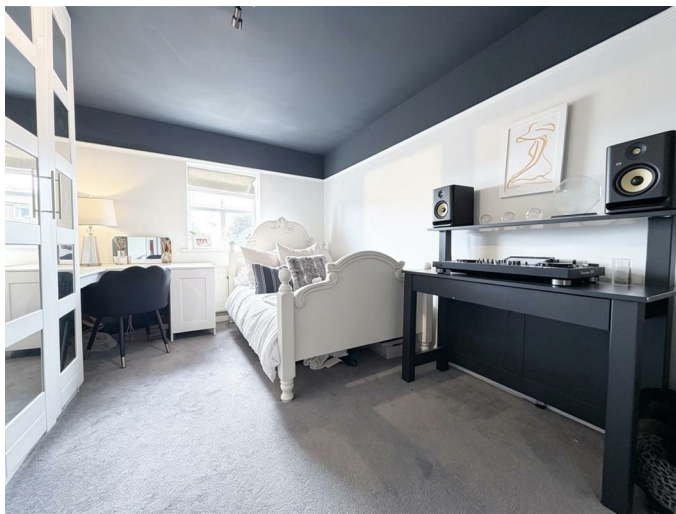


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### COUNCIL TAX BAND

E

### 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

B

### 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

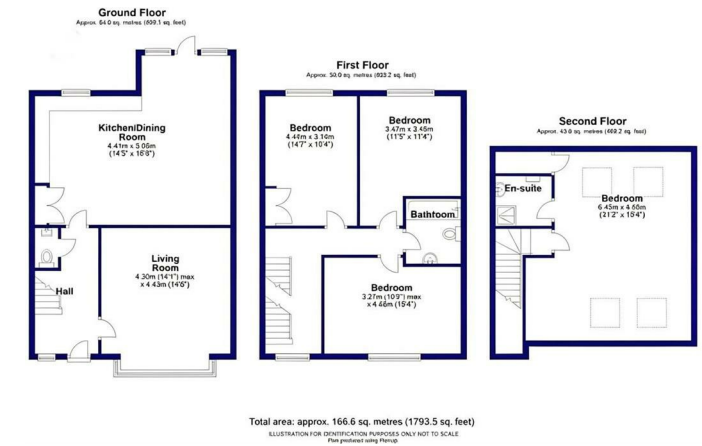
The parking at the property is off street parking, there are two spaces which are owned by the property.

### 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100+
(92 plus) <b>A</b>			
(81-91) <b>B</b>		84	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	