



5 Parkland Terrace, Meanwood  
£200,000

SITUATED IN THE BEAUTIFUL MEANWOOD TOWERS - TUCKED AWAY IN THIS QUIET BACKWATER - NO ONWARD CHAIN - A REAL GEM - RARELY AVAILABLE - TWO BEDROOM - GROUND FLOOR APARTMENT WITH IT'S OWN ENTRANCE - LONG LEASE - PRIVATE DRIVEWAY - HAS IT'S OWN GARDEN - QUIET CUL DE SAC LOCATION

With gas central heating and double glazing this beautiful apartment is highly unusual, it's modern and yet has original features such as beams and exceedingly high ceilings. The living room is a fantastic size with space for a dining area. The contemporary, fitted kitchen opens onto the living room with plenty of storage. The master bedroom is a gorgeous room with high ceilings and a large window. The house bathroom is contemporary with a walk in shower cubicle. There is a utility cupboard/area housing the boiler and also offering storage. The second bedroom is a great single with a work from home area and overlooks the rear garden. The property has the rare benefit of having it's own entrance and driveway as well as a good size garden. EPC RATING D

### AREA GUIDE

In this quiet cul de sac this property enjoys a convenient and yet peaceful location. Within walking distance to the 'village centre' & all the amenities it has to offer but also close to Moortown corner, the Ring Road & David Lloyd leisure centre. Excellent schools are within walking distance which makes this

a desirable area for families as does the park just a few minutes walk away. Stonegate Road, Scott Hall Road & King Lane all offer excellent transport links to Headingley, Leeds city centre, Harrogate & many other areas and are all within walking distance



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

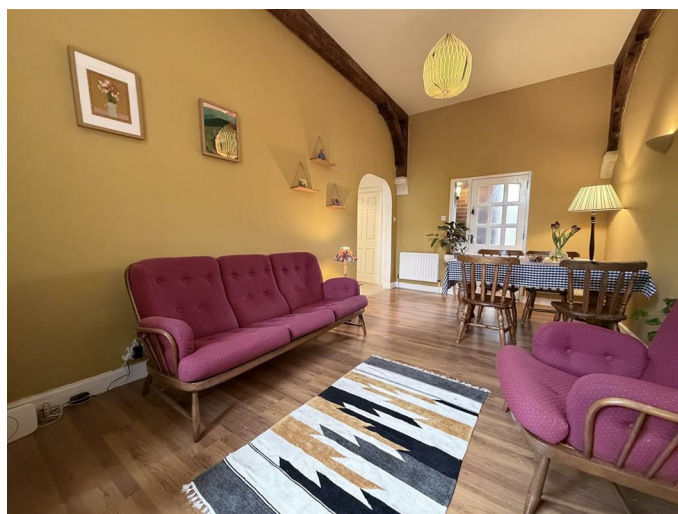
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SALES & LETTINGS





### 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

### EPC RATING

D

### 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

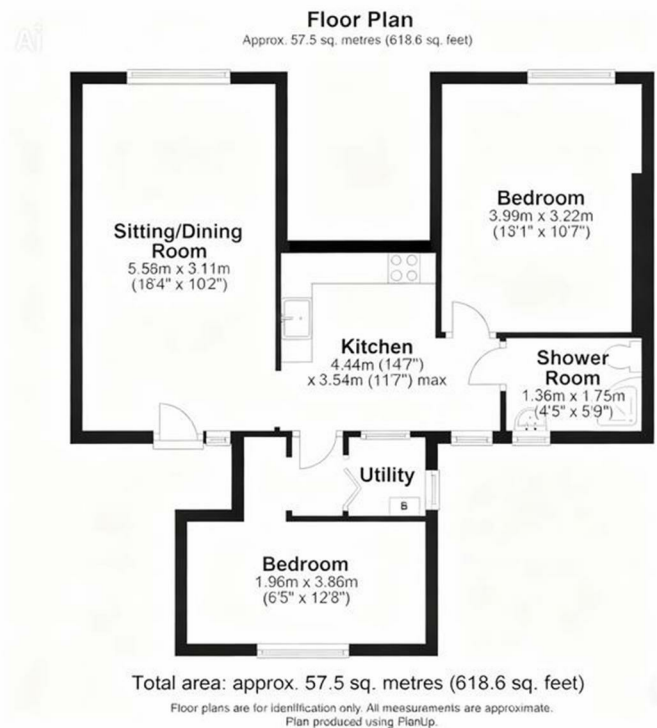
<https://checker.ofcom.org.uk/>

**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			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	74

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