



73 Parkside Road, Meanwood
£389,995

EXEPTIONAL VALUE HERE - OVER 1600 SQ FT!! -
VERSATILE LIVING SPACE - THREE RECEPTION ROOMS -
FOUR BEDROOMS - IDEAL FOR A GROWING FAMILY -
LARGER THAN AVERAGE PLOT - DINING KITCHEN IDEAL
FOR ENTERTAINING - GARAGE & DRIVEWAY - SOUTH
FACING REAR GARDEN WITH DINING DECKING &
ENCLOSED GARDEN - QUIET LOCATION - STUNNING
WOODLAND VIEWS - PARKSIDE ROAD ON TONGUE
LANE SECTION ON NO THROUGH ROAD

With gas central heating and Upvc double glazing this property briefly comprises: Spacious entrance hallway with understairs storage, living room with large window overlooking woodland and has gas fire making this a really cosy reception room. Beautiful dining kitchen which overlooks the garden, being fully South facing this room even in winter is a bright, welcoming reception room which is ideal for entertaining. To the first floor are three, well-proportioned bedrooms. The master bedroom has contemporary built in wardrobes and woodland views. House bathroom with corner, double shower and white suite. To the second floor is a fourth bedroom (with appropriate planning approvals in place as a fourth bedroom) this space is an ideal teen room/guest room or could make a wonderful work from home space. This property has the added value as it has a further room underneath the house, this would make an ideal hobby/gym room. There is also further under house space for storage. To the front of the property is a driveway providing off street parking for one to two cars and a detached garage. The rear

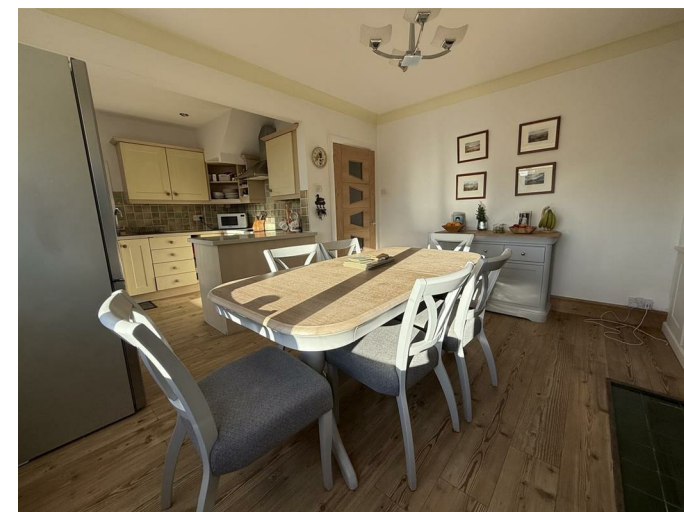
garden is fully enclosed and is just beautiful. It has the benefit of being South facing so is a great sun trap and has separate levels meaning this is wonderful for families that wish to have some adult space for entertaining (the dining decking) and then space for children's toys/play area on a separate level - An internal viewing is essential to fully appreciate this property. EPC RATING D

AREA GUIDE



Situated on the quiet side of Parkside Road (accessed via Tongue Lane) 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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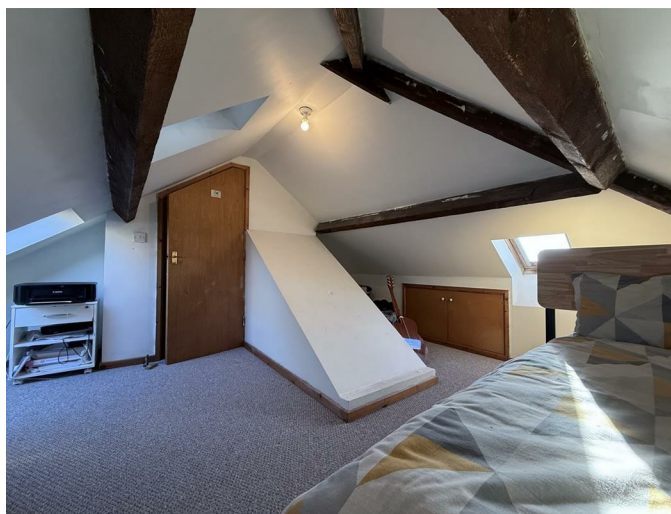
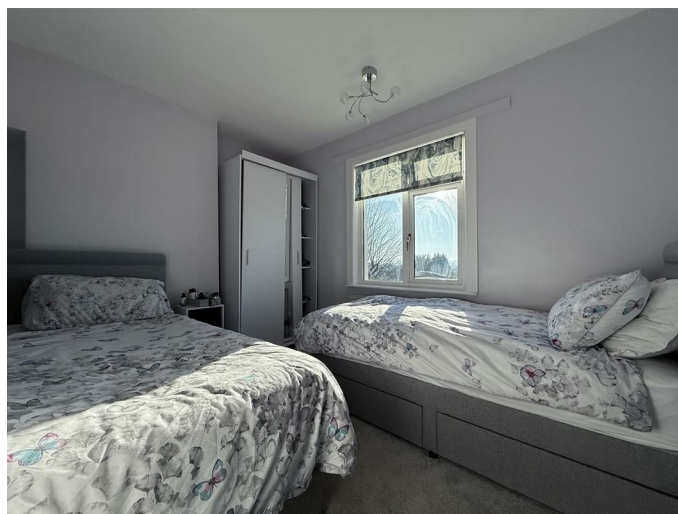
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ALAN COOKE
SALES & LETTINGS

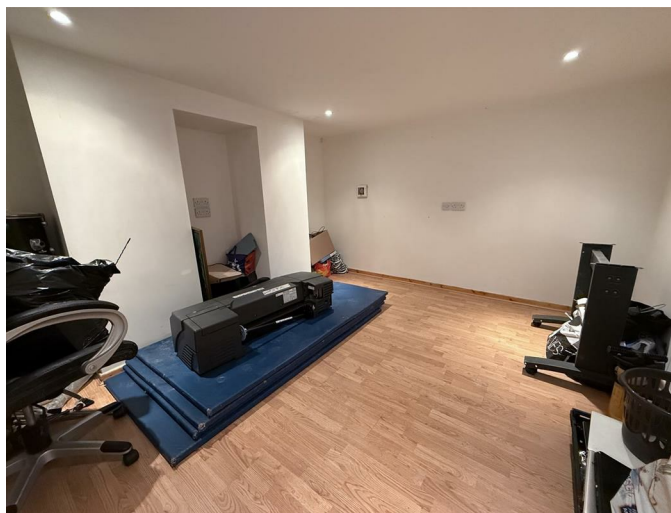


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COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460

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COUNCIL TAX BAND

BAND C

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

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

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 with a druveway and garage

