



22 Woodlea Lane, Meanwood  
£525,000

NO ONWARD CHAIN - IMMACULATE THROUGHOUT -  
FOUR BEDROOM - TWO BATHROOM - DETACHED HOME  
- MODERN DECOR - DINING KITCHEN WITH  
INTEGRATED APPLIANCES - UTILITY ROOM - ENCLOSED  
GARDEN WITH DINING PATIO - DRIVEWAY FOR OFF  
STREET PARKING - GARAGE - SOUTH FACING GARDEN -  
INTERNAL VIEWING ESSENTIAL

This spacious four bedroom, two bathroom detached is a wonderful home which is in immaculate condition throughout. With gas central heating and double glazing the property comprises: Entrance hall, guest wc, dining kitchen with integrated appliances, separate utility room. Spacious living room which opens into the dining room. To the first floor are four excellently proportioned bedrooms. The master has built in wardrobes and a modern en-suite. The second bedroom which is also a fantastic size has contemporary built in wardrobes. There are two further spacious bedrooms. The house bathroom has a bath with shower above. The fully enclosed rear garden, being South facing is an absolute sun trap and has a lawn and dining patio. There is an integral garage.

#### AREA GUIDE

The Woodlea development has long since proved a popular location with professionals and families offering access to a lovely onsite playground, there is also the bridal path which has access into Meanwood Park and onto

The Hollies for fantastic walks all year round. The Woodlea development is also within the catchment area for excellent local primary and high schools. David Lloyd sports and leisure centre is just a short walk away as offers easy access to the commercial heart of Leeds City and Leeds outer Ring Road.





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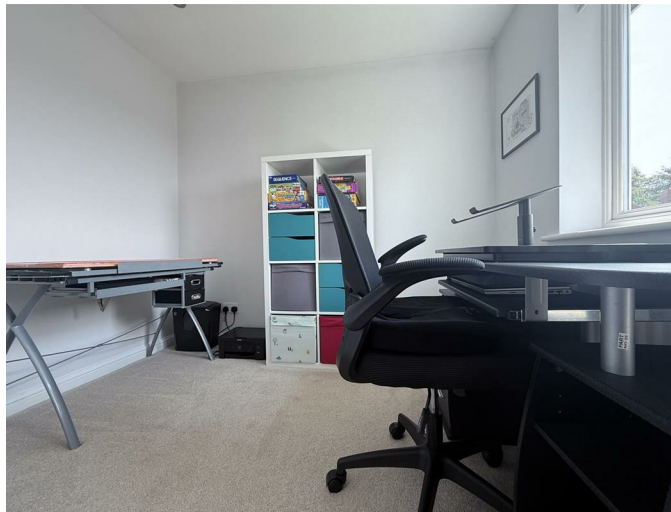


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## COUNCIL TAX BAND

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## 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

TBC

## 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.

## 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.

## MOBILE SIGNAL/BROADBAND COVERAGE

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

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

## SEWERAGE

THE PROPERTY IS MAINS CONNECTED

## PARKING

The parking at the property is off street parking

## COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460

