



We'll help you find the right property
Call in and talk to us!

Asking Price Of
£178,950

483 Meanwood Road, Leeds, West Yorkshire, LS6 2BH

- | Semi-Detached Home
- | Lounge & Dining Kitchen
- | Very Tastefully Presented
- | 3 Bedrooms
- | Garden & Garage
- | uPVC Double Glazed Windows



Property Description

An excellent opportunity for a professional couple or family to purchase this recently updated and very tastefully presented semi-detached property in the popular and convenient location of Meanwood where there is a great selection of supermarkets, restaurants and bars locally and in nearby Headingley. There are excellent city centre transport links and easy access to the Meanwood nature trails. The property provides accommodation arranged over two floors with an attractive lounge and a dining kitchen to the ground floor and three bedrooms along with a modern fitted shower room to the first floor. There are uPVC double glazed windows and gas fired central heating radiators throughout, recently fitted wood-effect flooring and carpet to the ground floor and first floor respectively, an enclosed lawn garden to the rear and excellent off road parking and turning space to the front in the form of a recently installed block paved drive with space for at least three cars. Therefore we have no hesitation recommending a full viewing appointment without delay to be to fully appreciate the complete picture!

ACCOMMODATION

The accommodation, which has the benefit of gas fired central heating radiators and uPVC double glazed windows, briefly comprises (all room sizes are approximate):-

ENTRANCE LOBBY

Via uPVC double glazed door and presented with smart oak effect laminate flooring which extends into...

LOUNGE

With a feature 2/3 bay window to the front elevation affording excellent natural light and with the benefit of no other properties overlooking from opposite for an improved skyline. The focal point is provided by an attractive fireplace incorporating a living flame gas fire, there is smart oak effect laminate flooring and a door leads to...

Ideal for everyday family dining or entertaining with space for a family size dining table, the kitchen is fitted with a modern range of birch style fronted wall and base cabinets with contrasting dark working surfaces over incorporating a sink and drainer beneath a window to the side elevation. Complemented by tiled splash backs, there is a built in under-mounted electric oven and an electric hob above, further window and wooden door to the rear and smart oak effect laminate flooring. Plumbing is provided for an automatic washing machine.

FIRST FLOOR

Staircase from the Entrance Lobby with recently fitted carpet leading to the first floor landing which has a window to the side elevation and a hatch to the loft.





BEDROOM

Being of good size with a recently fitted carpet. Space for a king-sized bed and other furniture. Window to the rear and not overlooked by any properties.

BEDROOM

Window to the front elevation with a pleasant outlook and the advantage of no properties overlooking from immediately opposite. Recently fitted carpet and space for a double bed and other furniture.

BEDROOM

Currently used as a home office space but also ideal as a single bedroom. Recently fitted carpet and window to the front elevation.

SHOWER ROOM

Fully tiled and attractively presented with a recently installed modern three-piece suite comprising a large shower enclosure, vanity wash basin with wood-effect cabinet beneath and matching concealed cistern WC. Tiled floor, chrome ladder style towel radiator and window to the rear.



OUTSIDE

The property is enhanced to the front by a smart block paved drive which provides ample off road parking for at least three cars and the drive extends down the side of the house beyond a gate to a single detached garage. The rear garden is enclosed, predominantly laid to lawn and has the benefit of not been overlooked from immediately opposite.



Tenure
Freehold

Council Tax Band
B

Energy Performance Rating
E

Local Authority
Leeds City Council

Please Note
The extent of the property and its boundaries are subject to verification by an inspection of the deeds.

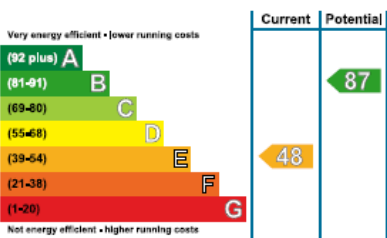
Viewing Arrangements
Strictly by appointment through the sole selling agent Walker Smale (The North Leeds Property Showroom) telephone 0113 278 5812

Thinking Of Selling?
Walker Smale would be delighted to be of assistance. Simon Walker and Michael Smale are two of the most experienced estate agents working in the North Leeds and Wharfedale property market and they would be happy to provide you with a FREE, no obligation market appraisal of your property.

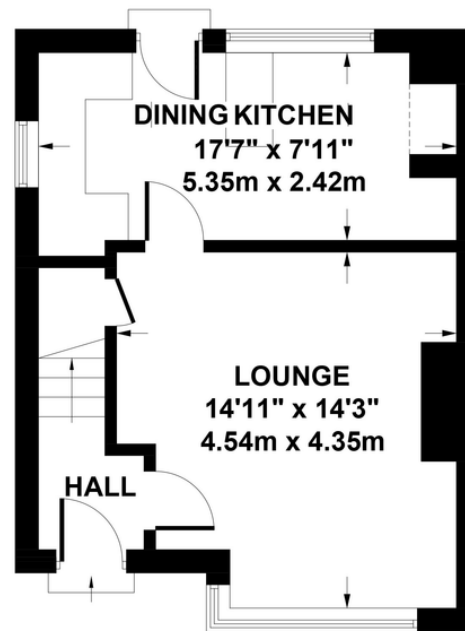
Buying and selling property can be a complex and time consuming activity relying heavily on excellent communication and good management by experienced professionals. The partners at Walker Smale have over 70 years combined estate agency experience and they personally train each member of our team to uphold their high standards and to keep your sale and purchase on track.

Call us today to book your FREE MARKET APPRAISAL.

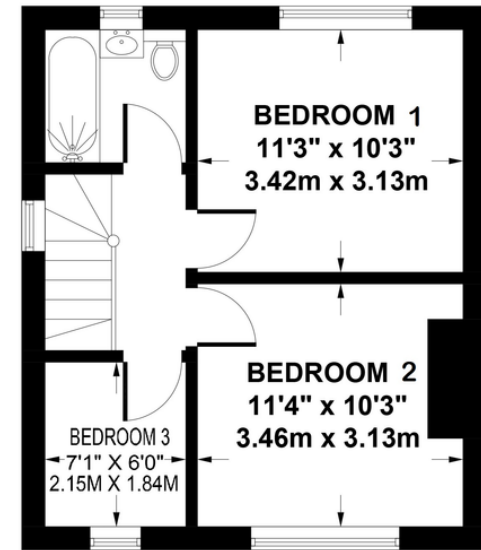
Energy Efficiency Rating



Floorplan:



GROUND FLOOR



FIRST FLOOR

483 MEANWOOD ROAD

This plan is for reference only and is in accordance with PMA guidelines.
It is not to scale and all measurements are approximate.
Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID 343268)

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