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65 Sunset Road, Meanwood, Leeds, LS6 4LS

£245,000

A semi-detached bungalow with superb rear views over Meanwood Park is available for sale. Requiring modernisation, the property benefits from uPVC double glazing and gas combi central heating system. EPC rating C.

Accommodation includes hallway, kitchen, lounge, main bedroom, study leading to additional rear extension with long views which has versatile options including as a second bedroom.

Outside is a front driveway for off-street parking. To the rear is an elevated timber decked stage with west-facing outlook and park views.

The property enjoys a prime position on Sunset Road overlooking Meanwood Park and is walking distance to local shops and Waitrose and Aldi supermarkets.

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GROUND FLOOR
Steps up to secure door leading into the

HALLWAY

LOUNGE
15'5" x 10'2" (4.7m x 3.1m)



uPVC double glazed window, central heating radiator

KITCHEN
8'10" x 7'2" (2.7m x 2.2m)



Requiring modernisation. uPVC double glazed window

BEDROOM
12'5" x 10'2" (3.8m x 3.1m)



Built in wardrobes, central heating radiator, uPVC double glazed window into the bedroom

STUDY
8'10" x 8'10" (2.7m x 2.7m)
Cupboard housing gas-fired combi water and central heating boiler

BEDROOM
8'6" x 17'8" (2.6m x 5.4m)



uPVC double glazed window with long views over Meanwood Park, double doors opening onto rear decked stage

BATHROOM
5'10" x 5'6" (1.8m x 1.7m)
Walk-in shower cubicle, low WC, pedestal wash basin, uPVC double glazed window

OUTSIDE



Driveway to the front, elevated decked stage with views over Meanwood Park to the rear

SHED

Storage shed with access to sub-floor cavity

OUTSIDE



OUTSIDE



TENURE

Freehold

COUNCIL TAX

Band B

AGENTS NOTE

The vendors are currently awaiting grant of probate on the estate to which the property belongs before exchange of contracts can be permitted

HOW TO GET THERE

At the junction of Stonegate Road and Meanwood Road turn onto Green Road where Sunset Road is shortly on the right

VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

GENERAL

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point which is of particular importance then let us know and we will verify it for you. These particulars do not constitute a contract or part of a contract.

FIXTURES & FITTINGS

The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order.

INTERNAL PHOTOGRAPHS

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

MEASUREMENTS

All measurements quoted are approximate.

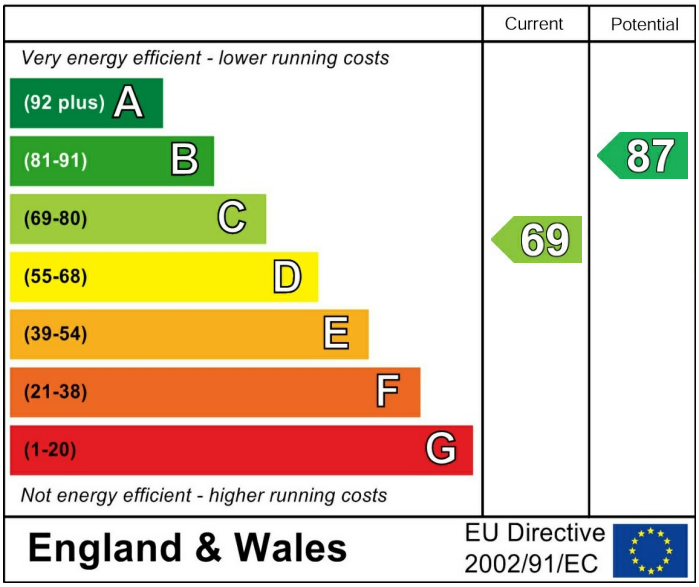
FLOORPLAN

The floorplan is provided for general guidance and is not to scale.

Alan Cooke Estate Agents Ltd

Incorporated in England 6539351

Energy Efficiency Rating

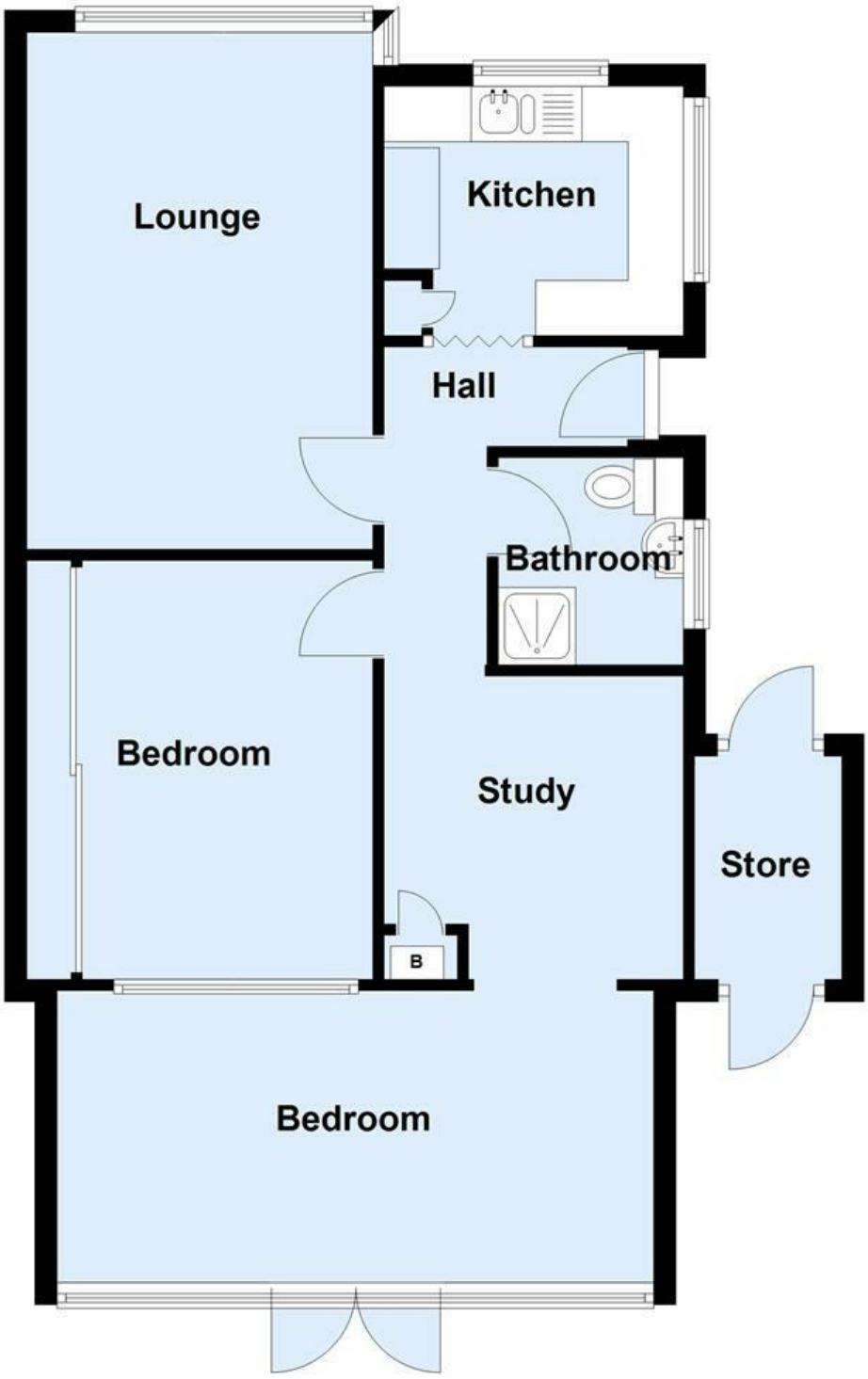


Buying Selling Renting

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Ground Floor

Approx. 66.4 sq. metres (715.1 sq. feet)



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