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# 65 Sunset Road, Meanwood, Leeds, LS6 4LS £295,000

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.

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.



# **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**

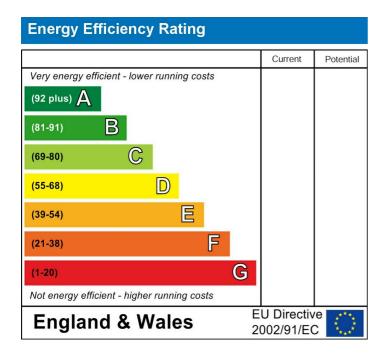
All measurements quoted are approximate.

# **FLOORPLAN**

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

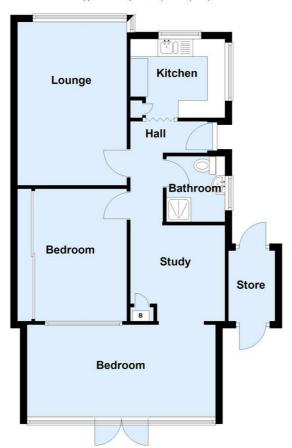
# **Alan Cooke Estate Agents Ltd**

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# Ground Floor Approx. 66.4 sq. metres (715.1 sq. feet)





PROTECTED





