

11 Sunset Rise, Meanwood

£270,000

ALAN COOKE
SALES & LETTINGS

15a Stonegate Road, Meanwood, Leeds, West Yorkshire, LS6 4HZ
Tel: 0113 289 9669
Email: info@alancookenet.co.uk
www.alancookenet.co.uk

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NO ONWARD CHAIN - HEAD OF THE CUL DE SAC WITH LONG VIEWS - DETACHED GARAGE - POTENTIAL TO EXTEND* UNDER GARAGE STORE ROOM/HOBBY ROOM - GAS CENTRAL HEATING TWO BEDROOMS - FITTED KITCHEN - LIVING ROOM WITH LONG VIEWS SOUTH EAST FACING GARDEN

Nestled at the head of a peaceful cul-de-sac, this charming two-bedroom property offers the perfect blend of privacy, potential, and panoramic long-distance views. Available with the distinct advantage of NO ONWARD CHAIN, this home is ideal for first-time buyers, downsizers, or those looking for a project with excellent scope to extend (subject to planning). A standout feature is the detached garage, which includes a highly versatile under-garage store/hobby room—perfect for a home gym, workshop, or dedicated studio. With gas central heating and Upvc double glazing the property briefly comprises: Welcoming entrance leading into a functional, fully fitted kitchen equipped with ample cabinetry and workspace, designed to maximize efficiency. The heart of the home is the bright and airy living room. Large windows flood the space with natural light while framing the property's exceptional, elevated long-distance views—providing a perfect backdrop for relaxing or entertaining. The property boasts two well-proportioned bedrooms, both offering comfortable living spaces, serviced by the main family bathroom. Viewings are strictly by appointment only. EPC RATING TBC

*Subject to appropriate planning approvals

AREA GUIDE

Enjoying a prime position, this property in this quiet cul de sac just off Sunset Road is in a fantastic location. Just minutes walk away from the bustling Meanwood 'Centre' which has an array of shops including Asda, Waitrose, Aldi and many more. With restaurants and bars to enjoy yet also minutes walk away from the picturesque Meanwood park and walks round The Hollies the property really has everything you need right on the door step! There are several local schools within walking distance aswell as being close by to David Lloyd leisure centre





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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

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/

PROPERTY CONSTRUCTION
The property is STANDARD CONSTRUCTION

VIEWINGS
Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am-1pm Saturday. Alternately, please feel free to leave us a voicemail out of hours with your information and we will call you back.

ANTI MONEY LAUNDERING CHECKS
Anti-Money Laundering (AML) Checks

As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £48 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

COMPANY INFO
Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460



