



BOOTHROYD DRIVE,
MEANWOOD, LEEDS,
LS6 2SL
£295,000

4 Bedroom House

LINLEY &
SIMPSON

AN EXTENDED FOUR BED SEMI DETACHED HOUSE located on a sought after development in Meanwood and providing just under 1000 square feet of living accommodation over three floors. Well-presented throughout, the property is offered to the market with NO ONWARD CHAIN. Briefly comprises: entrance hall, guest WC, lounge, spacious open plan dining kitchen, four bedrooms and a bathroom with over bath shower. Gas central heating and uPVC double-glazing. There is an attractive enclosed rear garden and a long driveway leading to a detached garage. EARLY VIEWING RECOMMENDED.

Meanwood is a popular suburb in north Leeds, situated approx. three miles north of Leeds city centre. The area boasts a great mix of bars, pubs, restaurants and supermarkets, as well as several schools with Good or Outstanding Ofsted reports. For those commuting into the city centre the journey takes approx. 10-15 minutes by car or bus. Meanwood Park, the Meanwood Valley Trail and Woodhouse Ridge are close by, providing open spaces and solace from the daily hustle and bustle. Boothroyd Drive forms part of a larger modern housing development located just off Meanwood Road.

GROUND FLOOR

ENTRANCE HALL

Leading to a guest WC, the lounge and with stairs up to the first and second floors.

GUEST WC

Fitted with a low-level WC, pedestal washbasin and benefiting from a window.

LIVING ROOM

This is a delightful reception room with a living-flame gas fire, wood surround and marble hearth. Wood effect flooring and open plan to the dining kitchen.

DINING KITCHEN

A very spacious room fitted with a range of modern wall and base units and complimentary wood effect worktop. Attractive Metro splashback tiling. Integrated double oven and induction hob, extractor hood and fridge/freezer. There is plumbing for a washing machine and dishwasher. Stainless steel sink with 1 ½ bowl and inset drainer. The wood effect flooring from the living room continues through into this room. French doors out into the rear garden.

FIRST FLOOR

BEDROOM TWO (DOUBLE)

Positioned at the front of the house, directly over the lounge, and benefiting from two windows. Neutral carpeted floor.

BEDROOM THREE (DOUBLE)

Located at the rear of the property, this is another double bedroom with a furniture friendly footprint. Our sellers currently have this room set up as a walk in wardrobe/dressing room. Neutral carpeted floor.

BEDROOM FOUR/HOME OFFICE (SINGLE)

Located to the rear, with views of the garden and the woodland beyond. Our sellers currently have this room set up as a home office. Neutral carpeted floor.

BATHROOM

With low level WC, vanity unit with inset sink and white bath with over bath electric shower. Contemporary flooring. This room benefits from a window with privacy glass.

SECOND FLOOR

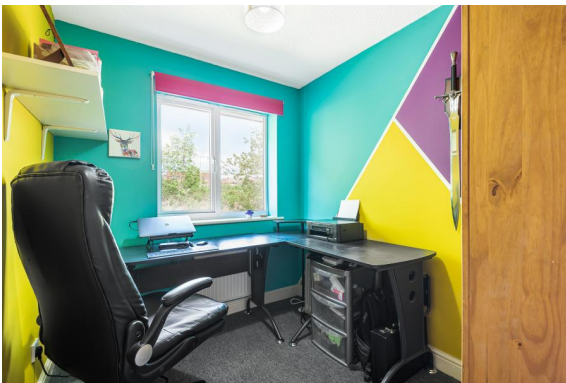
BEDROOM ONE (LARGE DOUBLE)

A very spacious double bedroom which can easily accommodate a super king size bed. This room has a full width dormer at the rear with a large picture window. Views over the rear garden. Neutral carpeted floor.

OUTSIDE

The front garden is open plan. There is a long driveway at the side of the house leading to a detached garage with an up and over door. The rear garden is a pleasant mix of artificial grass, paved areas and decking. At the end of the rear garden is a raised area; with space for a small table and chairs or outdoor seating.

COUNCIL TAX BAND C



Boothroyd Drive, Leeds

Approximate Area = 1084 sq ft / 101 sq m (includes garage)

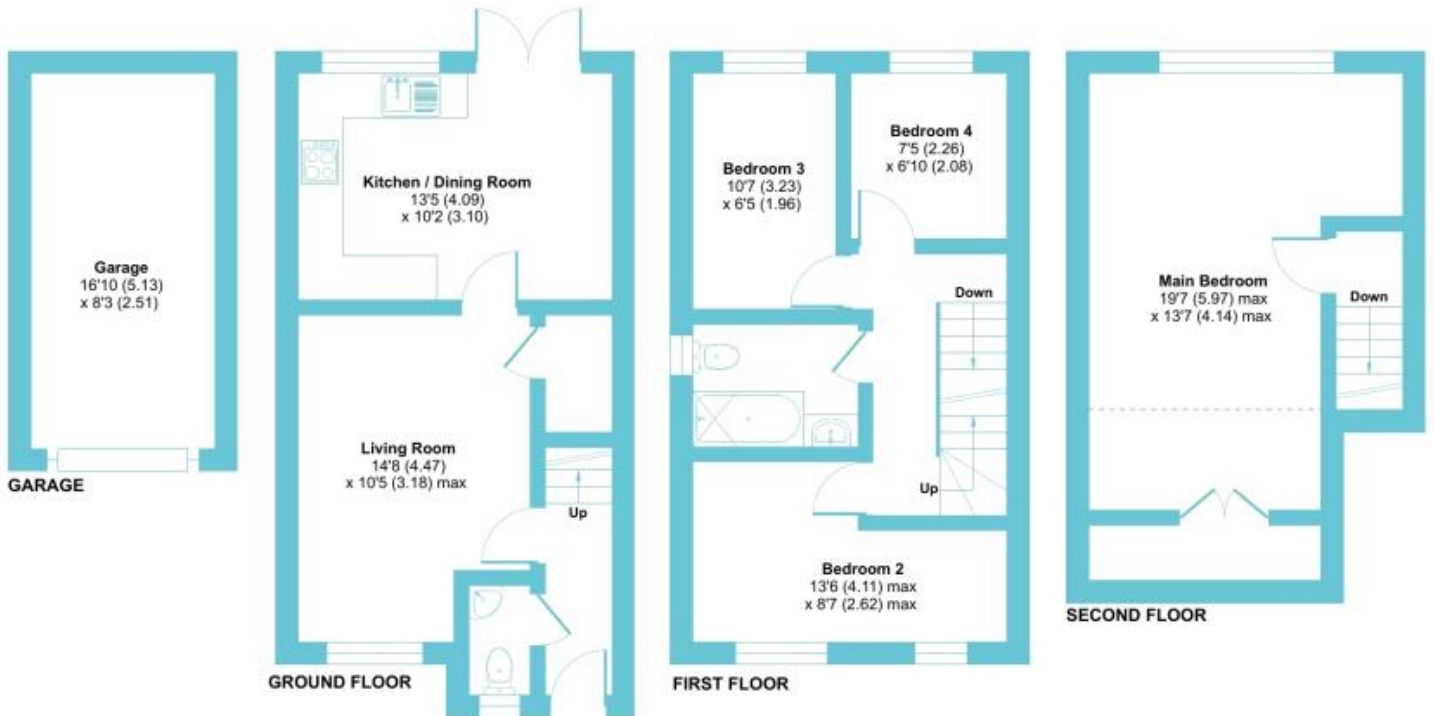
Limited Use Area(s) = 80 sq ft / 7 sq m

Total = 1164 sq ft / 108 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Linley & Simpson. REF: 846490

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	83	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Additional Information

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AGENTS NOTES:

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