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SIMPSON**



BOOTHROYD DRIVE, MEANWOOD, LS6 2SL

A modern semi detached home on a sought after development in Meanwood close to local services. Comprising entrance hall, cloaks, lounge, dining room, kitchen, 3 bedrooms and bathroom, gardens, driveway and garage. NO CHAIN. IDEAL FIRST PURCHASE.

Asking Price £219,950

This modern semi detached home is located in a much sought after and regarded development in popular Meanwood. Offering easy access in to the City Centre via the many near by bus routes it is ideally situated to take advantage of all the local facilities that the district has to offer including Schools, Health Centres as well as the excellent neighbourhood shops and the popular Waitrose store.

The accommodation is presented to a good standard and briefly comprises: Entrance hallway, downstairs cloakroom, lounge, dining room with patio doors to garden, kitchen, first floor landing, 3 bedrooms and a family bathroom. Externally there is a small garden to front with driveway leading to detached garage whilst the rear garden is of a good size, laid mainly to lawn and accessible from the dining room, kitchen, and side gate.

The property has the advantage of double glazing and central heating and is offered with no onward chain.

GROUND FLOOR

ENTRANCE HALL

Glazed entrance door, door leading to WC, door leading to lounge, staircase leading to first floor, coving to ceiling and central heating radiator.

WC CLOAKROOM

Double glazed window to front, low level WC, pedestal hand wash basin and central heating radiator.

LOUNGE 14'6" x 10'4" (4.42 x 3.15) max

Double glazed window to front, understairs storage cupboard, arch to dining room, coving to ceiling and central heating radiator.

DINING ROOM 10'2" x 7'3" (3.10 x 2.21)

Door leading to kitchen, coving to ceiling, double glazed sliding patio doors and central heating radiator.

KITCHEN 10'1" x 5'7" (3.07 x 1.70)

Fitted wall and base units with work surfaces over, one and half bowl sink unit, built in electric oven and gas hob, space for washing machine, fuse box, tiled walls, combination boiler, central heating radiator, double glazed window to rear and door to rear.

FIRST FLOOR

LANDING

Access to roof space and doors leading to all rooms.

BEDROOM ONE 13'5" x 10'5" (4.09 x 3.20) max

Two double glazed windows to front, airing cupboard housing hot water tank, and central heating radiator.

BEDROOM TWO 10'6" x 6'4" (3.20 x 1.93)

Double glazed window to rear and central heating radiator.

BEDROOM THREE 7'7" x 6'7" (2.31 x 2.00)

Double glazed window to rear and central heating radiator.

BATHROOM

White three piece suite comprising panelled bath with shower over, pedestal hand wash basin, low level WC, tiled walls, shaver point, double glazed window to side, extractor fan and central heating radiator.

OUTSIDE

FRONT GARDEN

Laid mainly to lawn with driveway leading to detached garage.

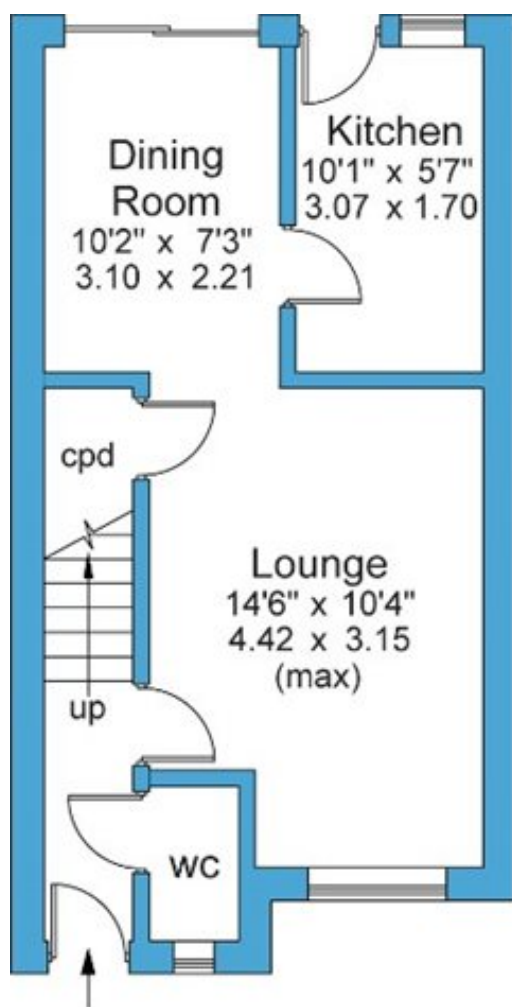
REAR GARDEN

Laid mainly to lawn with fenced boundaries.

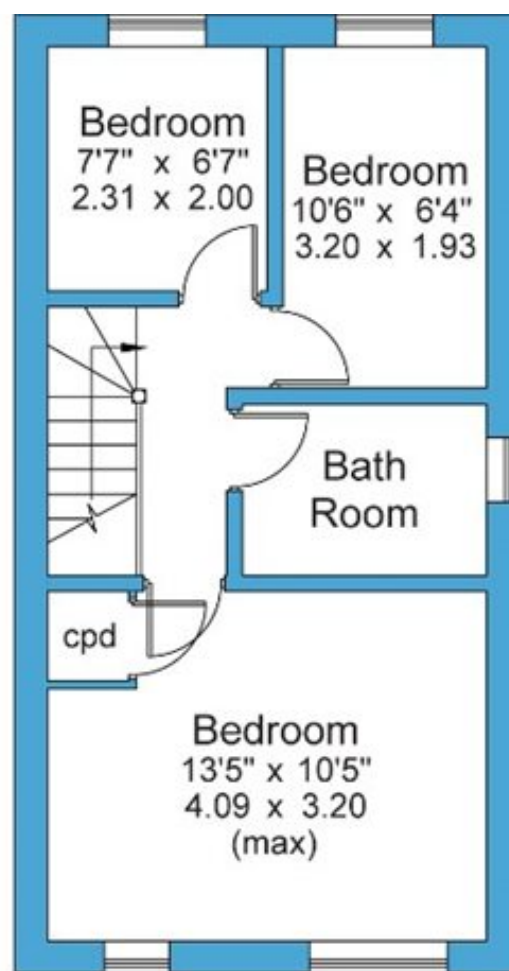
GARAGE

Detached garage with up and over door.





Ground Floor



First Floor

Approx Gross Floor Area = 695 Sq. Feet
= 64.43 Sq. Metres

For illustrative purposes only. Not to scale.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C	73	78	(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales

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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

AGENTS NOTES:

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