



16 Bowood Crescent, LS7 2PY

A fantastic opportunity to acquire this this beautifully presented three-bedroom semi-detached family home on a corner plot, ideally located just moments away from amenities in both Meanwood and Chapel Allerton with private garden and separate garage and located on a quiet and popular crescent. Early viewing is essential to avoid disappointment!

Guide Price £350,000

- Beautifully presented three bedrooms, semi-detached home
- Meanwood location with plenty of amenities on your doorstep and close to vibrant Chapel Allerton
- Superb kitchen/dining open plan with patio doors
- Drive with ample parking and garage
- In great order throughout - move in ready
- Beautiful rear garden with patio areas and mature planting, corner plot
- A viewing is highly recommended

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16 Bowood Crescent,

General remarks

This fabulous corner plot family home will appeal to a wide audience of buyers. Upon internal inspection, you will be immediately impressed by the layout, light and space of the ready to move into property. The current owners have updated this home to a high standard and specification throughout. The ground floor accommodation briefly comprises: welcoming

entrance hall, stylish open-plan kitchen/dining room with fully fitted units, and breakfast bar, with access to the garden via patio doors. Separate light and airy lounge with front aspect and log burner. On the first floor, there are two double bedrooms, with fully fitted wardrobes, and a single bedroom/study. There is a modern, fully-tiled bathroom with a separate shower and a generous bath.

Externally, there is a front garden and driveway providing ample off street parking to the front and side of the property, leading to a single detached garage. To the rear: generous lawn with mature shrubs and trees, the rear is on the corner so it is a very large garden ideal for a growing family, giving the garden a high degree of privacy and perfect for entertaining!

This home is unique and offers a very nice sized garden and its

move in ready. We strongly advise an early viewing to see what this house has to offer and avoid disappointment. Please call the office to book a viewing.

The property is perfectly situated for easy access into Meanwood and Chapel Allerton, both of which boast a number of popular bars and restaurants within walking distance. The local primary and secondary schools are all highly regarded. Meanwood Park and a range of other amenities, including Waitrose, are all within close proximity. Transport links are superb with easy access to Leeds City Centre and the Ring Road. An ideal location for many buyers.

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently C

Tenure, Services & Parking

- Freehold
- Main services
- Driveway and garage

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link

<https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

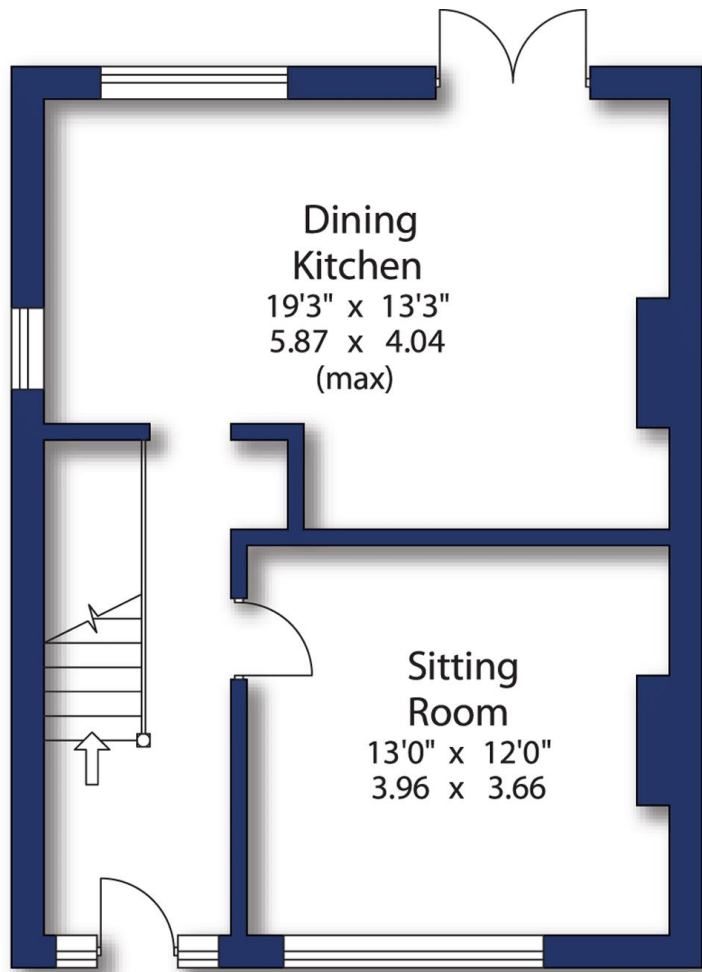
Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

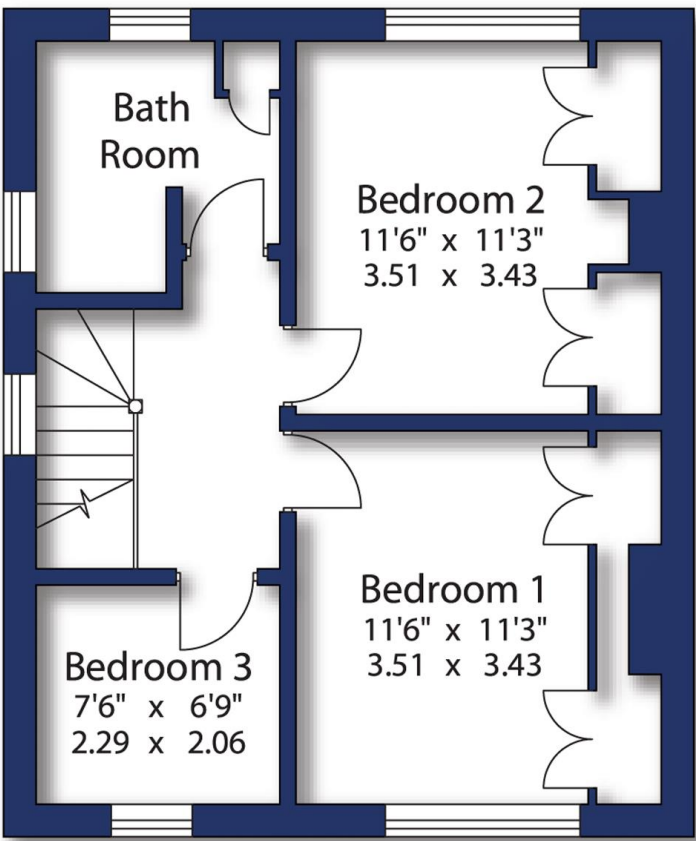
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Floorplans

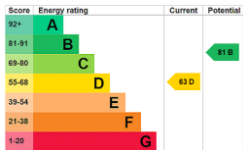


Ground Floor



First Floor

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