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10 Parkstone Green, Cookridge, Leeds, LS16 6EU

Energy Rating: D | Council Tax Band: B

Asking Price £250,000

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EXCELLENT MOVE IN READY CONDITION – IDEAL FOR A FIRST TIME BUYER - SEMI-DETACHED HOUSE – TWO DOUBLE BEDROOMS – GARDENS TO ALL SIDES – TWO OUTDOOR STORAGE SHEDS – SUPERB WIDER THAN AVERAGE PLOT – CUL-DE-SAC LOCATION – COOKRIDGE

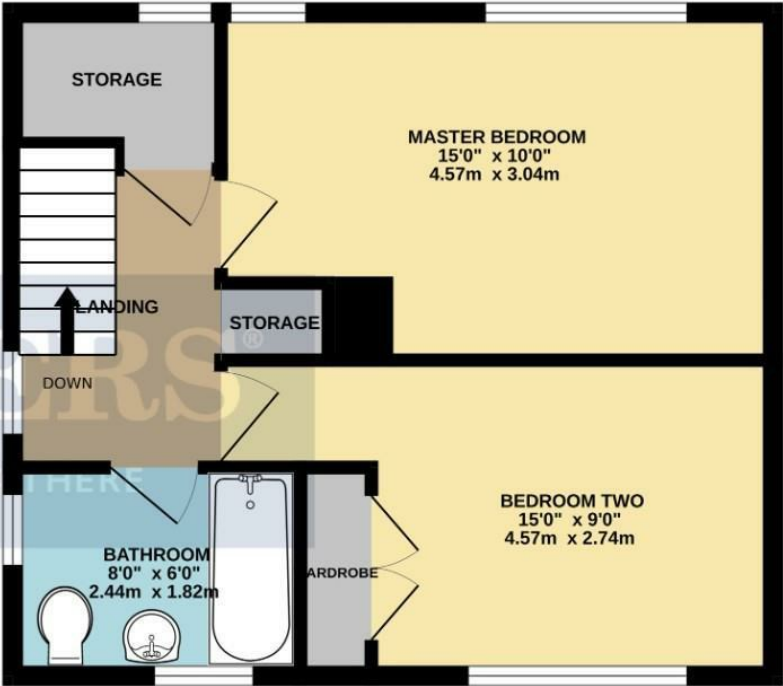
A great opportunity for first time buyers or anyone looking for a great house, this two bedroom semi-detached house is in excellent move in ready condition. Located in Cookridge, the property is close to parks, restaurants, shops, bars, pubs, transport links and schools, to name just some of the great amenities close by. There are gardens to the front, rear and side, as well as two store rooms, externally. Internally, it briefly comprises; entrance hall, lounge dining room, kitchen breakfast room and open porch on the ground floor. On the first floor there are, two double bedrooms, house bathroom, landing and store room. Energy Rating - D

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GROUND FLOOR
500 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



PARKSTONE GREEN, COOKRIDGE, LEEDS, LS16 6EU

TOTAL FLOOR AREA : 925 sq.ft. (85.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(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		
		79			
	65				
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Entrance Hall

10'9" (max) - 6'0" (max)
Radiator, stairs to the upper level and storage under the stairs.

Lounge

19'0" (max) - 10'9" (max)
Radiator and duel aspect windows.

Kitchen Breakfast Room

13'0" (max) - 10'9" (max)
porcelain sink with drainer, hob with extractor over, fan oven, boiler, door to the gardens, store room, radiator and a range of wall and base units.

Rear Porch

6'9" (max) - 3'9" (max)

Landing

9'6" (max) - 6'0" (max)
Stairs to the lower level.

Master Bedroom

15'0" (max) - 10'0" (max)
Radiator.

Bedroom Two

15'0" (max) - 9'0" (max)
Radiator and built in wardrobes.

Bathroom

8'0" (max) - 6'0" (max)
Half tiled walls, panel bath with shower over, wash hand basin, radiator and w/c.

Front Gardens

Paved areas, hedges, plants and shrubs.

Outdoor Store Room One

7'3" (max) - 3'9" (max)

Outdoor Store Room Two

7'3" (max) - 6'0" (max)

Side and Rear Garden

Grassed lawns, patio, mature trees, bushes, shrubs, plants and hedges.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

