

# HUNTERS®

HERE TO GET *you* THERE

**Green Lane, Cookridge, LS16**

**Guide Price £260,000**

**Property Images**





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## Property Images

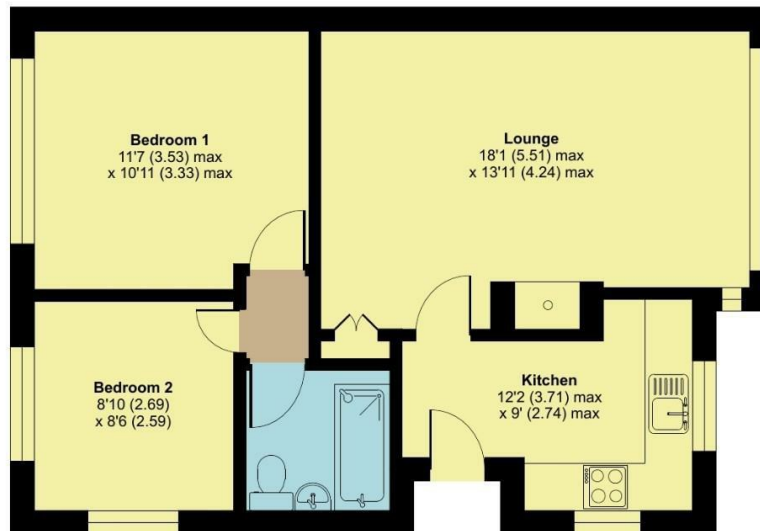


## Floorplan

### Green Lane, Cookridge, Leeds, LS16

Approximate Area = 570 sq ft / 53 sq m

For identification only - Not to scale



GROUND FLOOR  
APPROX FLOOR  
AREA 53 SQ M  
(570 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hunters Property Group. REF: 1273695

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

## Map



## Details

Type: Bungalow - Semi Detached Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Freehold



## Summary

Green Lane, Cookridge is a charming two bedroom semi-detached bungalow which is move in ready but still lots of potential. Situated on the highly sought-after Green Lane in Cookridge, this home provides the perfect balance of peaceful living and convenience.

### Key Features:

- **Prime Location:** A desirable location with easy access to transport links, local amenities, and reputable schools.
- **Close to Leisure & Outdoor Activities:** Nearby Cookridge Hall offers golf, swimming, and relaxation. Golden Acre Park and the surrounding countryside provide stunning walks, while Otley, Ilkley, and the Yorkshire Dales offer fantastic outdoor pursuits.
- **Well-Equipped Kitchen:** The entrance leads into a practical and well-maintained kitchen, offering ample storage and workspace.
- **Spacious Living Room:** A generous, light-filled space with views of the pleasant rear garden and beautiful log burner offering the perfect space for relaxing and entertaining.
- **Two Double Bedrooms:**
  - o The master bedroom features a large window, allowing an abundance of natural light.
  - o The second bedroom benefits from front and side windows and is currently used as home office.
- **Modern Bathroom:** Features a shower over the bath and stylish decor.
- **Potential for Development:** With scope for extension and further enhancements (subject to the relevant permissions), this home offers a fantastic investment opportunity.
- **Well-Maintained Outdoor Spaces:**
  - o **Front Garden:** Beautifully kept lawn with a hedge boundary.
  - o **Long Paved Driveway:** Leading to the rear garden, offering ample off-street parking.
  - o **Rear Garden:** A superb space to unwind, featuring a well-maintained lawn, a patio area, hedge and fence boundary, and a garden shed.

This delightful bungalow is ready to move into while also offering great potential for future enhancements. With its superb location and inviting atmosphere, it's an opportunity not to be missed. Get in touch today to arrange a viewing!

### Features

• SEMI DETACHED BUNGALOW • TWO BEDROOMS • MOVE IN READY • DELIGHTFUL GARDENS • OFF STREET PARKING • GREAT LOCATION CLOSE TO AMENITIES • POTENTIAL TO DEVELOP (subject to planning permission) • COUNCIL TAX BAND:- C • EPC RATING:- D