

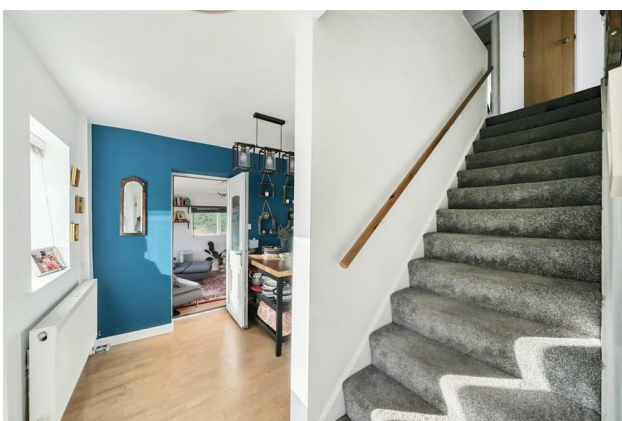
HUNTERS®

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Bedford Grove, Cookridge, LS16

By Auction £205,000

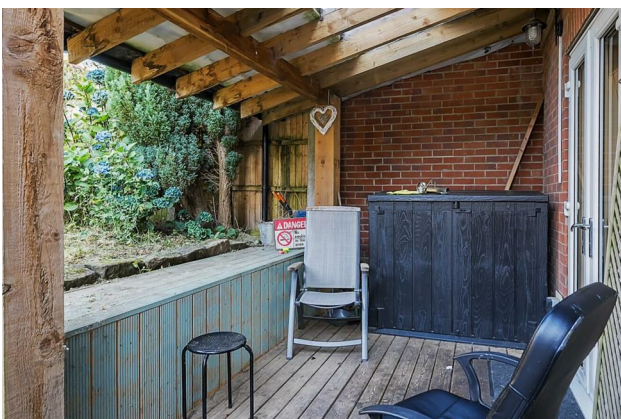
Property Images



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Property Images



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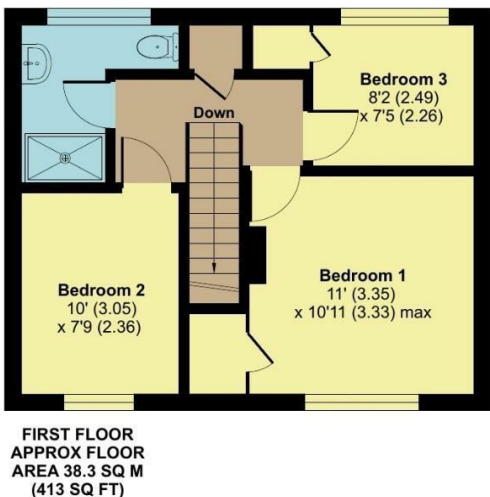
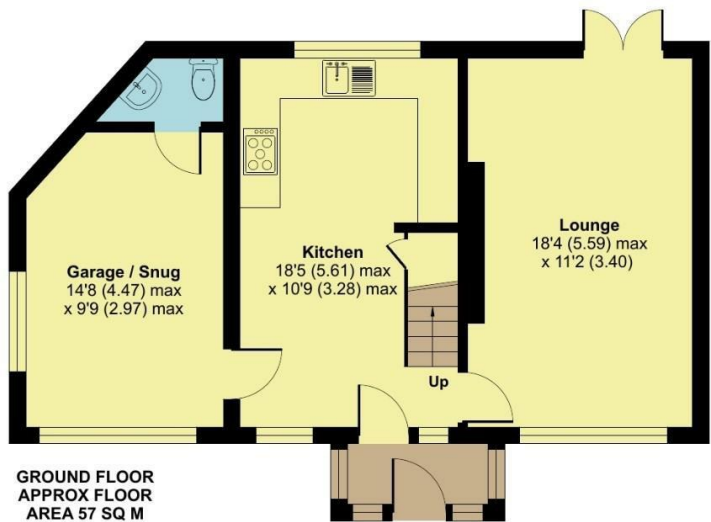
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Property Images

Bedford Grove, Leeds, LS16

Approximate Area = 1026 sq ft / 95.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnhcom 2024. Produced for Hunters Property Group. REF: 1191647

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Freehold

Summary

***FOR SALE VIA TRADITIONAL AUCTION * GUIDE PRICE £205,000* BIDDING CLOSES 5 DECEMBER 3PM* FEES APPLY * REGISTER YOUR INTEREST AT HUNTERS.COM SELECT AUCTIONS**

Discover Bedford Grove, a beautifully presented, move-in-ready extended semi-detached home that offers three bedrooms in the highly sought-after location of Cookridge. Perfectly positioned close to local bus and train links, excellent schools, and a range of amenities, this property is ideal for those seeking both convenience and comfort.

Key Features:

- Fully modernised by the current vendor, ensuring a contemporary and stylish living space located on good size corner plot.
- Front Porch offering great space for cloakroom storage.
- Spacious lounge / diner with dual aspect window and double doors to the rear giving access to the rear patio and garden, allowing plenty of natural light in.
- Open-plan kitchen/breakfast room in a neutral Shaker style with ample base and eye-level units and generous work surfaces, offering a great space for entertaining.
- Attached garage with original roller shutter doors (previously used as a family room).
- Three well-proportioned bedrooms provide comfortable living spaces for the family.
- Modern sleek house shower room with walk in shower double shower, sink with vanity unit and W.C
- Driveway and good size front lawn garden with hedge boundary. Garden to the rear is fully enclosed with side gate and hedge boundaries with under shelter patio and lawn area.
- Leased solar panels for energy efficiency

This home is an excellent choice for first-time buyers, offering a modern, move-in-ready space on a large corner plot.

Call our friendly team today to arrange your viewing!

Features

- CHAIN FREE • EXTENDED THREE BEDROOM SEMI-DETACHED • SPACIOUS LOUNGE • DOWNSTAIRS WC • ATTACHED GARAGE USED AS A FAMILY ROOM • DRIVEWAY • COUNCIL TAX BAND:- A • EPC RATING:- B