

# HUNTERS®

HERE TO GET *you* THERE

**6 Raynel Garth, Cookridge, LS16 6JZ**

**Guide Price £150,000**

**Property Images**





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## Property Images



## Property Images



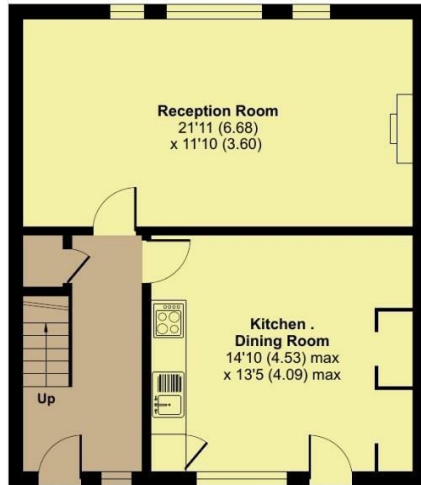




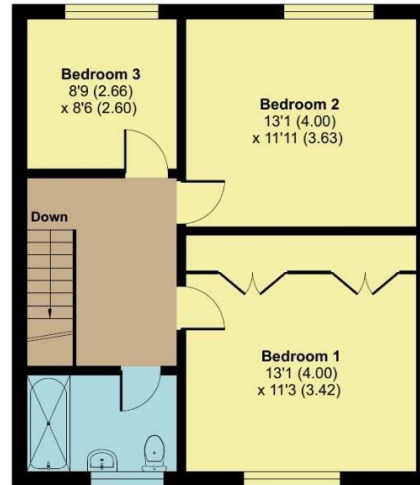
## Raynel Garth, Leeds, LS16

Approximate Area = 1140 sq ft / 105.9 sq m

For identification only - Not to scale



**GROUND FLOOR**  
APPROX FLOOR  
AREA 52.9 SQ M  
(570 SQ FT)



**FIRST FLOOR**  
APPROX FLOOR  
AREA 52.9 SQ M  
(570 SQ FT)

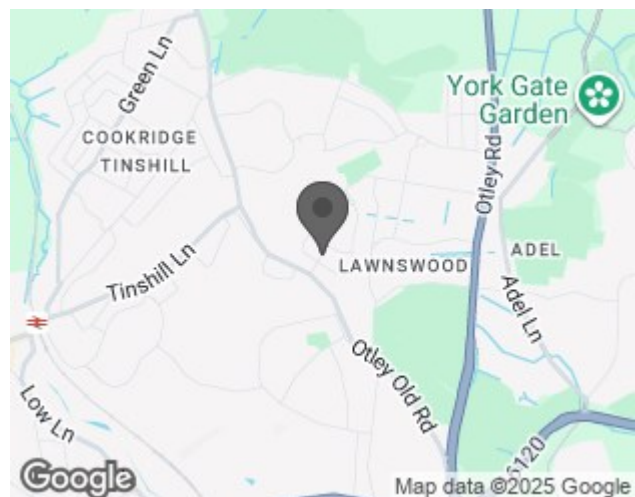


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Hunters Property Group. REF: 1334913

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	80
(55-68) <b>D</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: Maisonette Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Leasehold

## Spacious Three-Bedroom Maisonette with Roof Terrace & Far-Reaching Views

A rare opportunity to own a unique and impressively spacious three-bedroom maisonette, boasting an outstanding private roof terrace with panoramic views. Homes of this calibre seldom come to market, and early viewing is strongly recommended to truly appreciate the generous space and lifestyle on offer.

Perfectly positioned in the highly popular area of Cookridge, this charming home combines tranquil suburban living with excellent access to nearby hotspots such as Otley, Ilkley, and the Yorkshire Dales, while remaining well-connected to Leeds City Centre. Nearby Horsforth and Headingley offer a wide array of amenities, cafes, and excellent schools, making this the ideal location for both professionals and families.

### Key Features:

- A bright and welcoming entrance hallway with handy storage cupboard.
- Expansive lounge with triple aspect windows flooding the space with natural light – ideal for relaxing or entertaining, with ample room for a dining area.
- Spacious country-style dining kitchen featuring a range of fitted units, complementary worktops, and the added benefit of two separate pantry areas – perfect for storage or utility use.
- Three well-proportioned bedrooms, including two generous doubles and a comfortable single – ideal for guests, children, or a home office.
- Three-piece family bathroom with shower over bath.
- Additional loft storage accessible from the first floor landing.
- Roof terrace provides an incredible outdoor entertaining or relaxation space, with sweeping views that stretch for miles.
- Communal off-street parking is available.

This wonderful home offers exceptional value in a prime location, combining space, light, and outdoor living – a truly rare find in today's market.

Don't miss your chance to view, call Hunters today.

## Features

• THREE BEDROOM MAISONETTE • ROOF TERRACE • DINING KITCHEN • DECEPTIVELY SPACIOUS • COMMUNAL PARKING AREA TO THE REAR • VIEWING HIGHLY RECOMMENDED • EPC RATING:- C • COUNCIL TAX BAND:- A