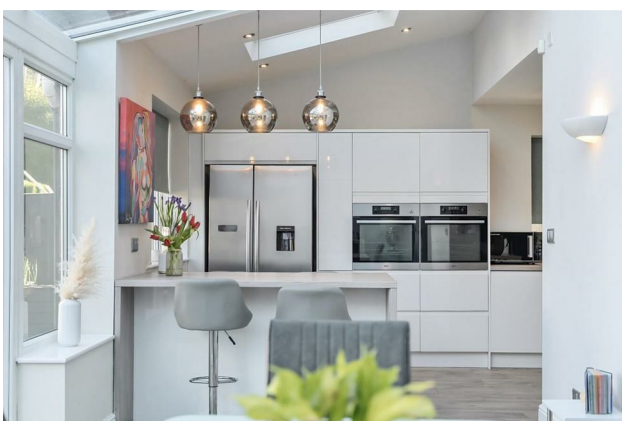


# HUNTERS®

## EXCLUSIVE

**Blackwood Rise, Cookridge, LS16**

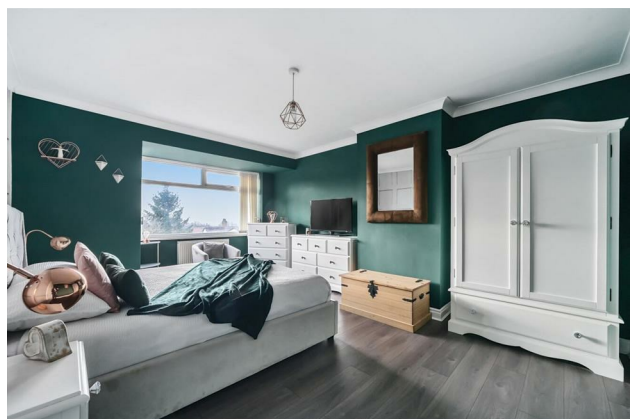
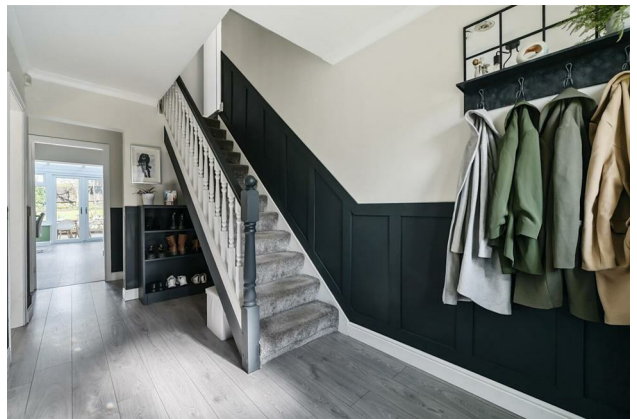
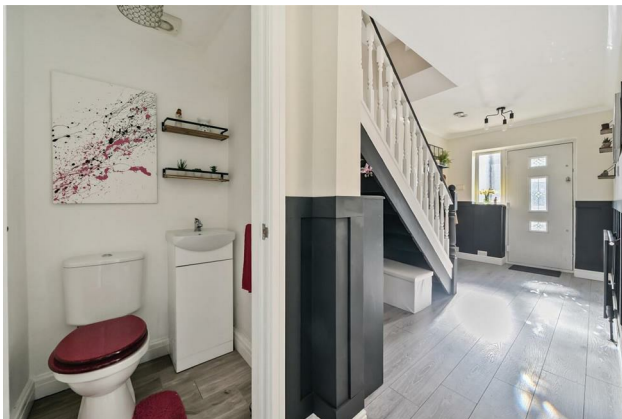
**Guide Price £550,000**





# HUNTERS<sup>®</sup>

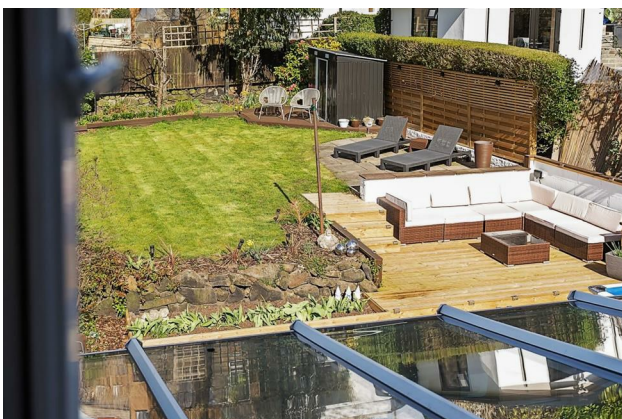
## EXCLUSIVE





# HUNTERS®

## EXCLUSIVE



# HUNTERS<sup>®</sup>

## EXCLUSIVE

### Blackwood Rise, Cookridge, Leeds, LS16

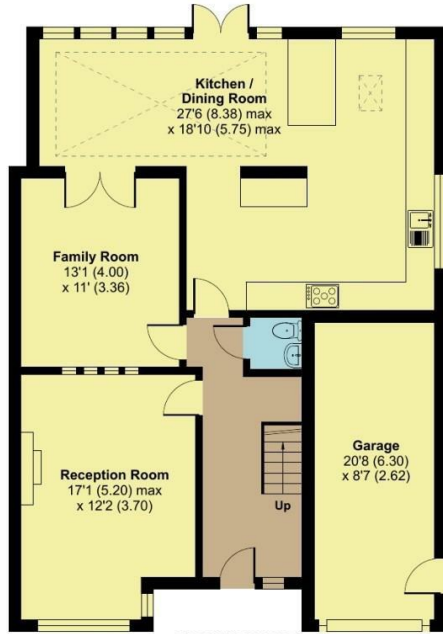
Approximate Area = 1849 sq ft / 171.7 sq m

Limited Use Area(s) = 162 sq ft / 15 sq m

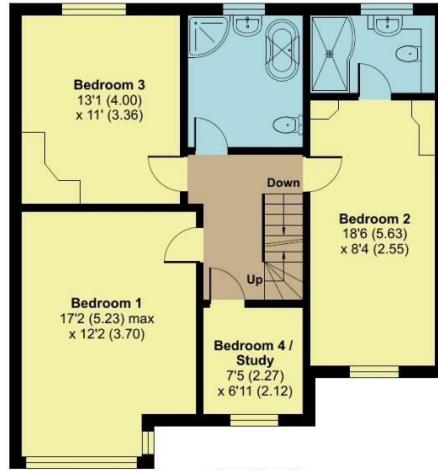
Garage = 173 sq ft / 16 sq m

Total = 2184 sq ft / 202.7 sq m

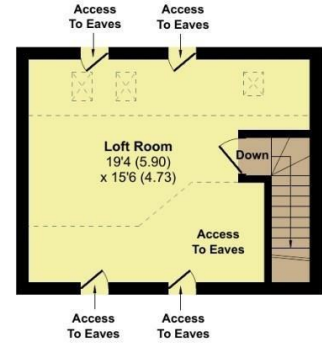
For identification only - Not to scale



**GROUND FLOOR**  
APPROX FLOOR  
AREA 85.1 SQ M  
(917 SQ FT)



**FIRST FLOOR**  
APPROX FLOOR  
AREA 73.4 SQ M  
(791 SQ FT)



**SECOND FLOOR**  
APPROX FLOOR  
AREA 13 SQ M  
(141 SQ FT)

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Hunters Property Group. REF: 1262820

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>78</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Map





## Key Features:

- Quiet and desirable cul-de-sac location in central Cookridge
- Inviting Entrance Hallway with Downstairs WC - Step inside and feel instantly at home. The welcoming entrance sets the tone – warm, bright, and beautifully kept, with a handy WC that's perfect for guests.
- Cosy Yet Elegant Living Room with Log Burner- A large front-facing window bathes this room in natural light, while the wood-burning stove adds a cosy focal point.
- Versatile Family Room - This adaptable second reception space is ready to become whatever your lifestyle needs – a vibrant children's playroom, a peaceful study, or a formal dining room for entertaining friends.
- Showstopping Open-Plan Kitchen & Dining Room - The heart of the home. Modern, sleek, and designed for togetherness, this beautiful kitchen features high spec integrated appliances, a breakfast bar, and space for a large fridge/freezer. From morning coffee to evening meals, you'll love watching the garden through the large rear windows as the light changes throughout the day.
- Three Well-Proportioned First-Floor Bedrooms - Each bedroom is beautifully presented:
  - o The main bedroom boasts spectacular views stretching across Cookridge and beyond.
  - o The second double includes stylish fitted wardrobes and an en-suite shower room.
  - o The third overlooks the rear garden and also benefits from built-in storage.
- 4th Single bedroom/ Separate Study / Home Office - A calm and quiet room, ideal for working from home or as a creative corner for hobbies.
- Luxurious Four-Piece Family Bathroom - A true sanctuary benefitted from a freestanding roll-top bath, walk-in shower, modern vanity sink unit, WC and heated towel rail.
- Spacious occasional room in the Loft Conversion - Tucked away on the second floor, this charming room with eaves storage offers peace and privacy – perfect as a guest suite, teen retreat or quiet hideaway.

## Outdoor Living at Its Finest

- Electric gates open onto a driveway with ample parking and garage access.
- To the rear, the garden is a true haven – fully enclosed and thoughtfully landscaped. With two seating areas, an outdoor kitchen, sun deck, lawn, and colourful flower borders, this is an incredible space for summer entertaining or simply relaxing in your own private sanctuary.

This is a fantastic CHAIN FREE family home that truly stands out – stylish, spacious, and ready to enjoy. Book your appointment today - Welcome to your new beginning!