

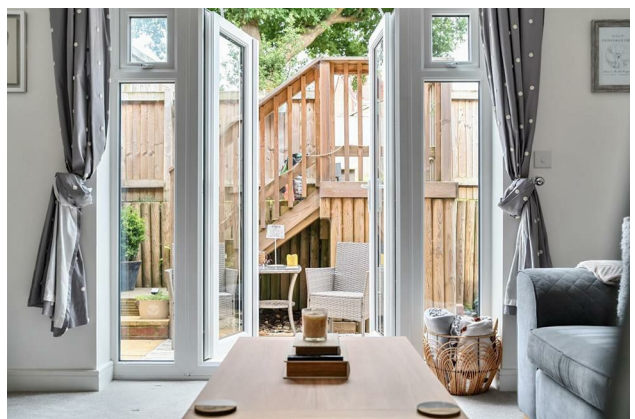
# HUNTERS®

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Moseley Beck Lane, Cookridge, LS16

Guide Price £270,000

Property Images

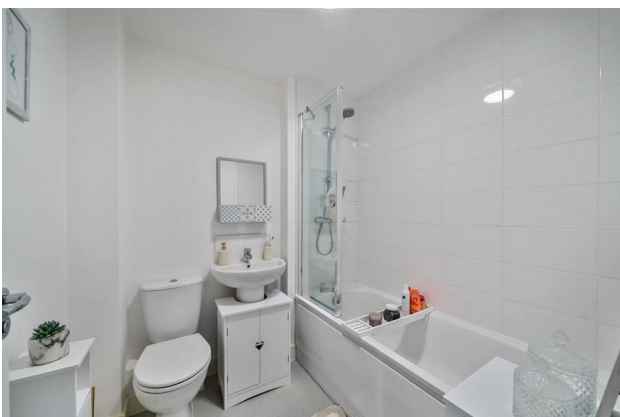




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## Property Images



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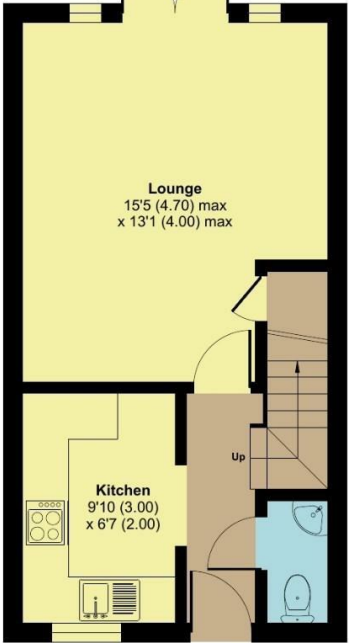




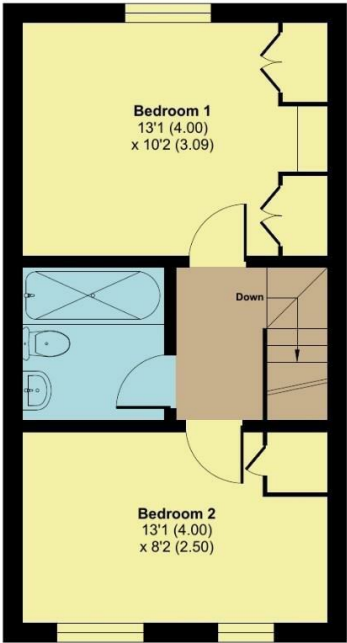
## Moseley Beck Lane, Leeds, LS16

Approximate Area = 676 sq ft / 62.8 sq m

For identification only - Not to scale



GROUND FLOOR  
APPROX FLOOR  
AREA 31.4 SQ M  
(338 SQ FT)



FIRST FLOOR  
APPROX FLOOR  
AREA 31.4 SQ M  
(338 SQ FT)



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: 1334779

### EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(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		
England & Wales		
EU Directive 2002/91/EC		

### Map



### Details

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

## Summary

A beautifully presented two-bedroom semi-detached home in a fantastic Cookridge location, Moseley Beck Lane offers modern living in a peaceful, well-connected setting. Situated on the desirable Moseley Green development, this stylish property is perfect for first-time buyers, downsizers or anyone looking for a move-in-ready home with access to excellent amenities, transport links, and green spaces.

From the moment you step inside, the warmth and attention to detail are immediately apparent. This is a home that feels both welcoming and elegant, finished to a high standard throughout and ready for its next chapter.

Key features include:

- Located on the highly regarded Moseley Green development in Cookridge, close to scenic walks, golf courses, and open green spaces
- Within easy reach of Horsforth train station for excellent commuter links
- Surrounded by reputable schools, nurseries, gyms, and everyday amenities
- Stylishly decorated throughout by the current owner, creating a calm and contemporary atmosphere
- Bright and practical entrance hallway with downstairs wc
- Modern, well-appointed kitchen with generous cupboard space and work surfaces
- Spacious and inviting living room with defined dining area and French doors opening onto the garden, creating an ideal space for relaxing or entertaining
- Two comfortable double bedrooms, including a stunning main bedroom with fitted wardrobes and dressing table, overlooking the rear garden
- Sleek and modern house bathroom with a high-quality finish
- Additional built-in storage offering smart space solutions
- Off-street parking to the front of the property
- Larger than average rear garden for a two-bedroom home, with a lovely patio area, raised lawn, and full fencing – ideal for hosting friends and family

Whether you're just starting out or looking for somewhere to settle in and enjoy, this home offers the perfect blend of location, comfort, and lifestyle. Light-filled, low maintenance, and beautifully finished – From the moment you step inside, you'll feel right at home.

Book your viewing today and take the first step toward making this stunning home your own.

## Features

- BEAUTIFULLY PRESENTED HOME • TWO BEDROOM SEMI DETACHED • LARGE REAR GARDEN • PARKING SPACE • DESIRABLE LOCATION • MOVE IN READY • EPC RATING:- B • COUNCIL TAX BAND:- C