

# HUNTERS®

HERE TO GET *you* THERE

**29 Moseley Wood Green, Cookridge, Leeds, Yorkshire, LS16 7HA**

**Guide Price £400,000**

**Property Images**





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## Property Images

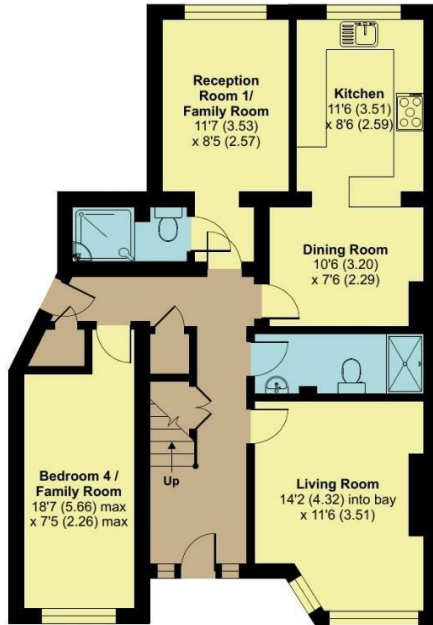


## Floorplan

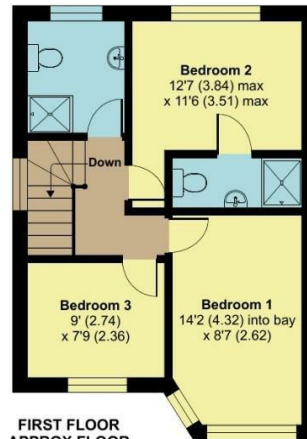
### Moseley Wood Green, Cookridge, Leeds, LS16

Approximate Area = 1338 sq ft / 124.3 sq m (includes garage)

For identification only - Not to scale



**GROUND FLOOR**  
APPROX FLOOR  
AREA 81.4 SQ M  
(877 SQ FT)

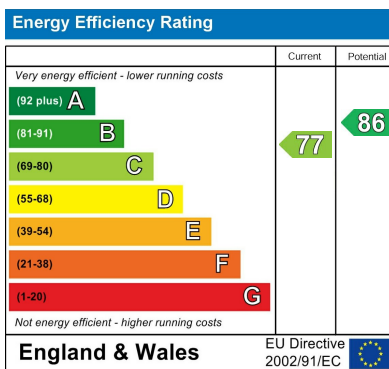


**FIRST FLOOR**  
APPROX FLOOR  
AREA 42.8 SQ M  
(461 SQ FT)

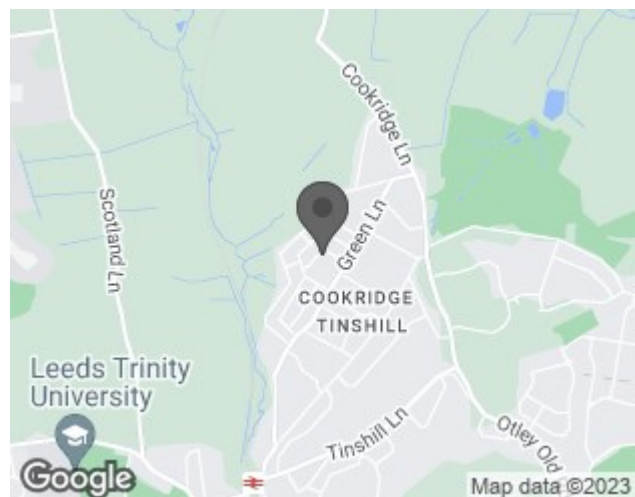


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Hunters Property Group. REF: 944967

## EPC



## Map



## Details

Type: House - Semi-Detached Beds: 4 Bathrooms: 3 Receptions: 1 Tenure: Freehold

## Summary

MOSELEY WOOD GREEN, A FANTASTICALLY LARGE 3/4 BEDROOM, EXTENDED SPACIOUS FAMILY HOME, OVER 1,300 SQ FT WITH LOTS OF RECEPTION SPACE AND GOOD-SIZED GARDEN.

### FIRST FLOOR:

- Three Bedrooms
- En-suite Double, Double and Single
- High specification modern family bathroom.

### GROUND FLOOR FRONT:

- Spacious living room with large bay window.
- Garage conversion as optional family room/guest bedroom/large office

### GROUND FLOOR REAR:

- Large high specification Kitchen/Diner
- Adjacent family room, easily opened up to create a substantial open plan space with garden views.
- Good-sized shower room and optional utility space, ideal for dogs and football boots.

### OFF STREET PARKING FOR THREE VEHICLES

This fantastic, extended 3/4 Bedroom semi-detached home in a highly sought after street in Cookridge. Available to purchase with VACANT POSSESSION. Currently rented, this high quality specification home offers lots of reception space the ground floor with flexibility for a fourth bedroom/en-suite, family room or home office.

Moseley Wood Green is close to fantastic schools, local shops and excellent leisure facilities including Cookridge Hall Golf Course and Holt Park Leisure Centre. A short walk across the fields past Paul's Pond and you are at Golden Acre Park.

Ideal location for commuting, with easy access to Leeds City Centre, Harrogate and York via from nearby Horsforth Train Station or via commuter roads.

Call to arrange your viewing!

## Features

• TRADITIONAL 3/4 BEDROOM SEMI DETACHED HOME • EXTENDED TO OVER 1,300 SQ FT • FLEXIBLE AND VERSATILE SPACE • MODERNISED THROUGHOUT • SOUGHT AFTER LOCATION • CORNER PLOT • GARDENS TO FRONT AND REAR • LARGE DRIVEWAY, PLENTY OFF STREET PARKING • EPC: C • COUNCIL: TAX D