

# HUNTERS®

HERE TO GET *you* THERE

**Haigh Wood Crescent, Cookridge, LS16**

**Guide Price £350,000**

**Property Images**





# HUNTERS®

HERE TO GET *you* THERE

## Property Images



# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

## Property Images



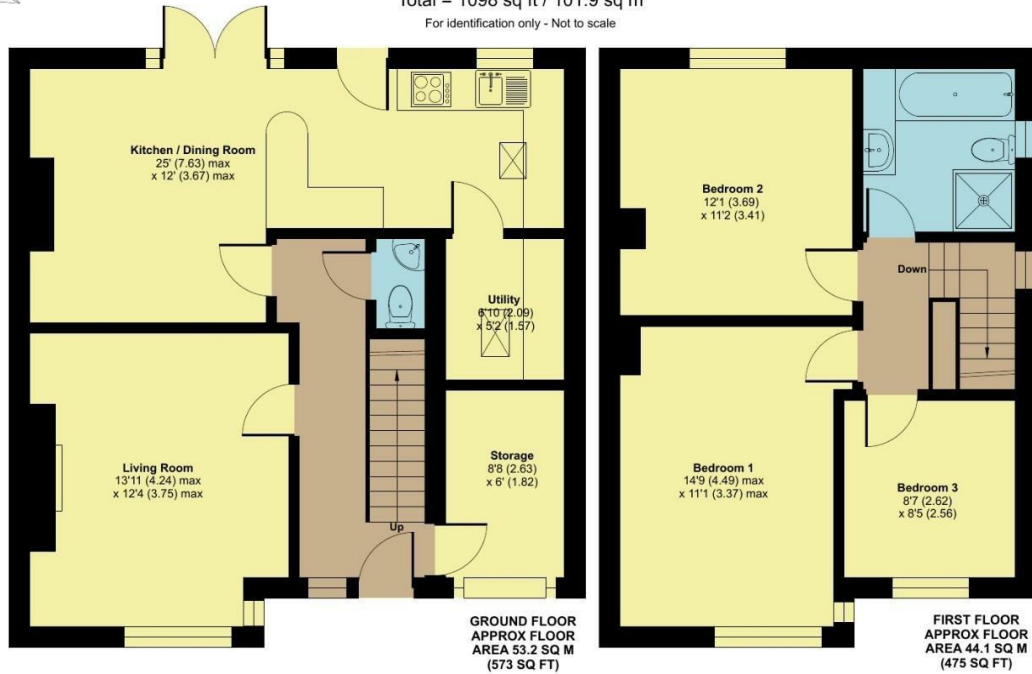
## Haigh Wood Crescent, Leeds, LS16

Approximate Area = 1048 sq ft / 97.3 sq m

Garage = 50 sq ft / 4.6 sq m

Total = 1098 sq ft / 101.9 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). © nchecom 2026. Produced for Hunters Property Group, REF: 1396761

### 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>	71	75
(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: House - Semi-Detached Beds: 3 Bathrooms: 2 Receptions: 2 Tenure: Freehold



## Summary

Haigh Wood Crescent, Cookridge – A beautifully extended three-bedroom semi-detached family home, perfectly suited for first-time buyers or young professionals looking to step onto the property ladder in a highly sought-after location. Tucked away in a quiet cul-de-sac, this much-loved home offers convenience, comfort, and scope to add your own style and value.

Located within close proximity to reputable schools and nurseries, excellent transport links, and Horsforth Train Station, it's the ideal starter home in a welcoming and well-connected neighbourhood.

Key features include:

- This is a much-loved and well-maintained home, offering an exciting opportunity to make it your own
- Light and bright entrance hallway with downstairs W.C. and internal access to a small garage
- Spacious living room with bay window and feature fireplace, providing a warm and welcoming atmosphere
- Extended kitchen/diner with ample storage and worktop space, integrated double oven, gas hob, and dishwasher
- Large dining area with patio doors leading to the rear garden, perfect for everyday living and entertaining
- Separate utility room with skylight, allowing natural light and keeping household tasks tucked away
- Three well-proportioned and neutrally decorated bedrooms, ideal for families or guests
- Modern four-piece family bathroom with towel rail and vanity sink unit, finished in fresh white tones
- Block-paved driveway offering generous off-street parking and access to the garage
- Fully enclosed rear garden with lawn and fence boundary, providing a quiet and private space to relax

This home has a lovely, welcoming feel throughout. If you're looking to get on the property ladder in a superb location and want a home with potential to grow into, this could be the perfect fit. Viewings are highly recommended.

## Features

- SEMI DETACHED • THREE BEDROOMS • KITCHEN / DINER • UTILITY ROOM & DOWNSTAIRS W.C • CUL DE SAC LOCATION • CLOSE TO HORSFORTH TRAIN STATION • DRIVEWAY • EPC RATING:- C • COUNCIL TAX BAND:- C