

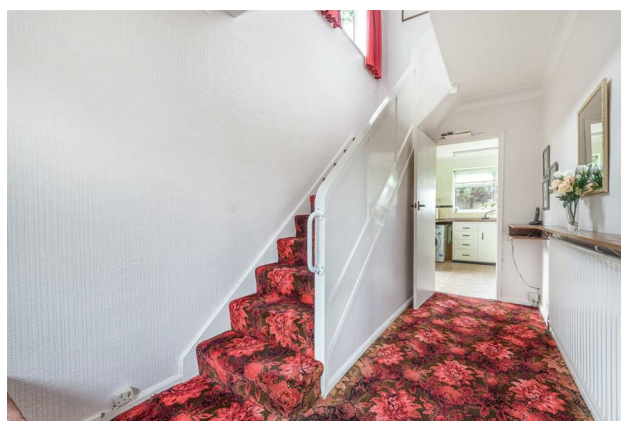
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3 Moseley Wood Avenue, Cookridge, Leeds, Yorkshire, LS16 7HL

Offers Over £325,000

Property Images



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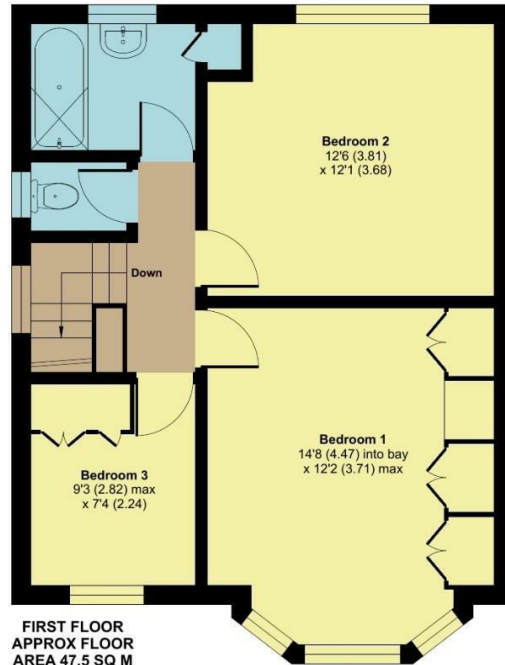




Moseley Wood Avenue, Cookridge, Leeds, LS16


Approximate Area = 1014 sq ft / 94.2 sq m

For identification only - Not to scale

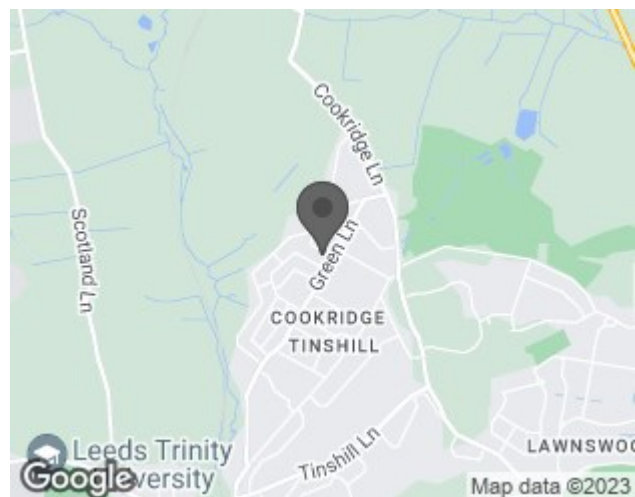


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Hunters Property Group. REF: 955059

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	53	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Map



Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

Summary

Moseley Wood Avenue is a much loved home, Briggs built on a fantastic plot. A traditional three-bedroom semi-detached, with large scope for modernisation and updating to a personal specification, this home could be extended and enlarged with a large wrap-around (subject to relevant permissions) adding space and value. The street is particularly popular and desirable being close to good local amenities including good schools. Local leisure facilities include Cookridge Hall and Holt Park.

In brief the property comprises, wide entrance hall with stairs to first floor. A large living room with, neutral décor, bay window and electric fire offering a bright formal living space with connecting doors to the dining room.

To the rear of the property is a sizeable dining room with patio doors giving access to the delightful rear garden and bringing in lots of light. A fantastic and bright family space. The Kitchen is accessed off the dining room, with external access from the side of the property. Currently fitted with a range of base and wall units and a pantry store.

The first-floor landing has loft access. There are two large double bedrooms the rear with large picture window overlooking the garden and nice views, the main bedroom having a bay window. The third bedroom is single with fitted store cupboard. The bathroom benefits from over bath shower and a separate W.C.

With gardens to the front and rear of the property, driveway offering plenty of off street parking. The rear garden is a fantastic size with lots of space and with southerly orientation giving it evening sun in the summer months.

To fully appreciate what this traditional home has to offer, please contact Hunters Horsforth to arrange your viewing.

Features

- CHAIN FREE • TRADITIONAL BRIGGS BUILD • THREE BED SEMI DETACHED • DRIVEWAY • SCOPE TO EXTEND / MAKE YOUR OWN - subject to planning permission • TWO RECEPTION ROOMS • POPULAR SCHOOL CATCHMENT AREA • SOUTH FACING GARDEN • COUNCIL TAX BAND: D • EPC RATING: E