

HUNTERS®

HERE TO GET *you* THERE

39 Carr Bridge Drive, Leeds, LS16 7LB

O.I.R.O £290,000

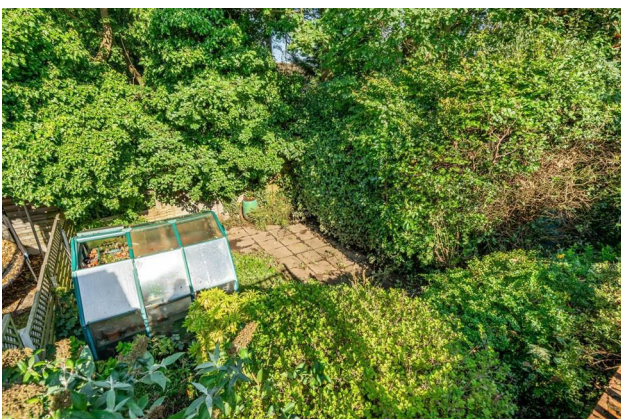
Property Images



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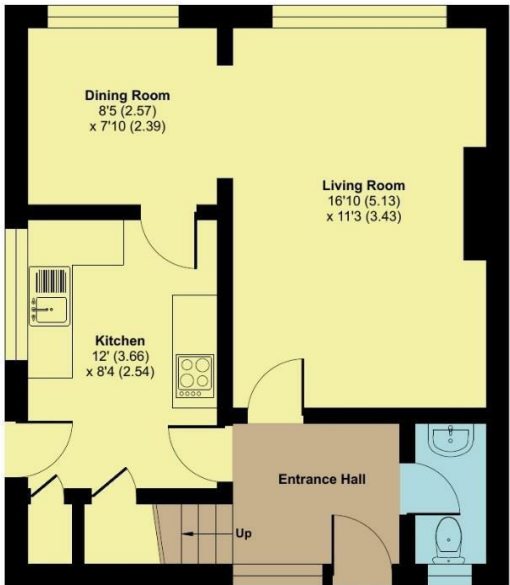
Floorplan



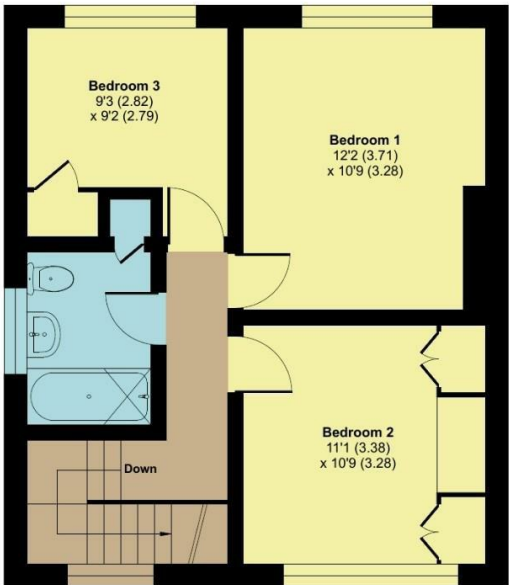
Carr Bridge Drive, Leeds, LS16

Approximate Area = 966 sq ft / 89.7 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 44.8 SQ M
(483 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 44.8 SQ M
(483 SQ FT)



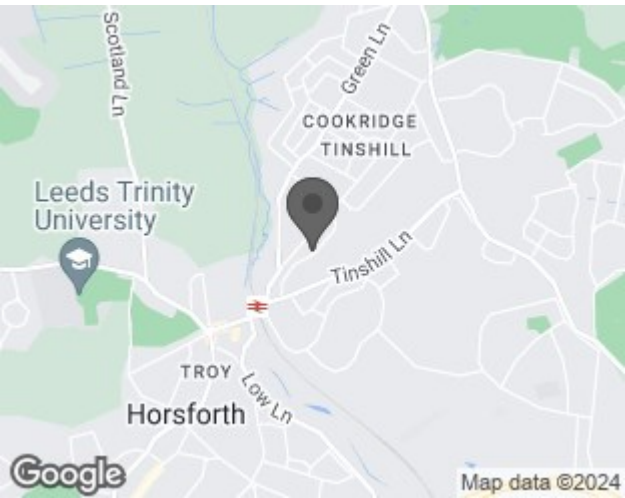
Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hunters Property Group. REF: 1032357

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		66
(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

Carr Bridge Drive is a popular location in Cookridge. This is a great three-bedroom semi detached home, offering someone the opportunity to upgrade and modernise to personal taste.

Situated close to local amenities including being a short 3-4 minute walk from Horsforth train station, within reach are great shops, restaurants and bars, Cookridge Hall is also only a short distance away, and perfect for people who enjoy golf, swimming and relaxation alike! There are lovely local walks in nearby Golden Acre Park and heading north, Otley, Ilkley and the Yorkshire Dales offer a great choice of outdoor pursuits and those Sunday afternoon adventures and walks with the family. Horsforth train station lies less than a mile away, around a 20-minute walk for most, enabling those day/night trips into Leeds, Harrogate and York most accessible.

Some of this home's features include:

- FANTASTIC 3 BED SEMI DETACHED HOME • GREAT VIEWS • CONVENIENT LOCATION • WALKING DISTANCE TO HORSFORTH TRAIN STATION • EXTENSION POTENTIAL* • DOWNSTAIRS WC • BASEMENT STORAGE/ROOMS • EPC: D • COUNCIL TAX: D

- Three bedrooms
- Bright living room with large window
- Great views
- Kitchen
- Separate dining room
- Opportunity to add value/personalise and modernise
- Pleasant front and rear garden
- Driveway

There is also the potential to extend the property, subject to the relevant permissions,

Call now to arrange your viewing!

Features