

HUNTERS[®]

HERE TO GET *you* THERE

12 Moseley Wood Avenue, Cookridge, Leeds, LS16 7HL

Guide Price £350,000

Property Images



HUNTERS[®]

HERE TO GET *you* THERE

Property Images



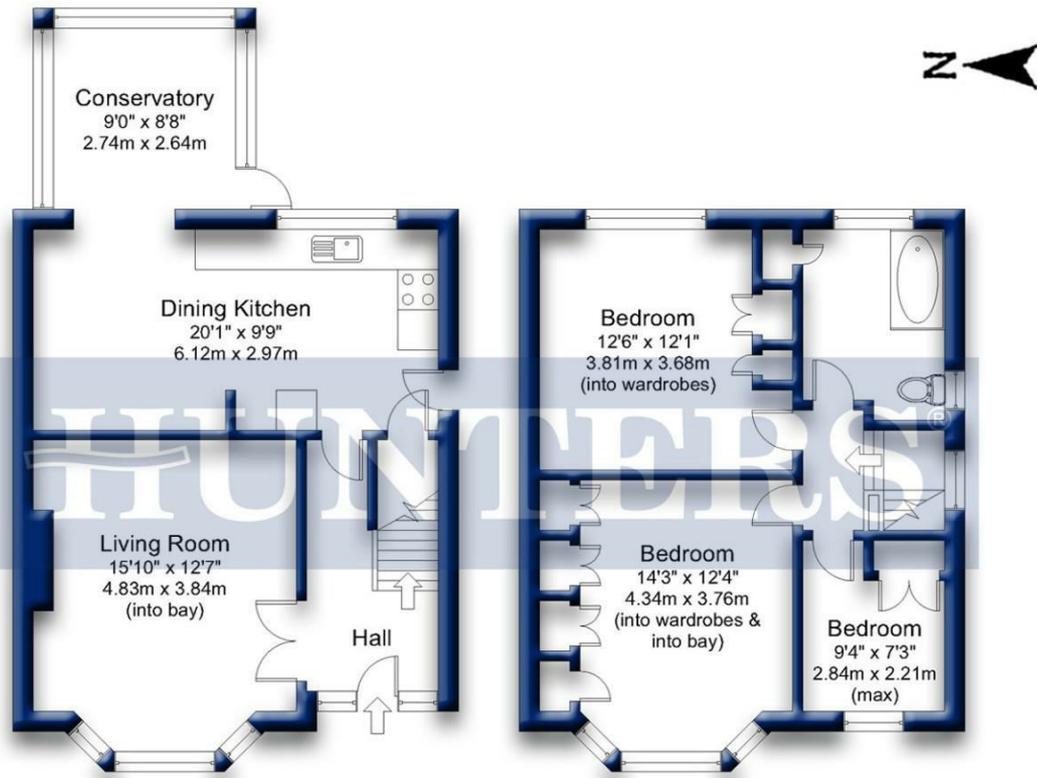
HUNTERS[®]

HERE TO GET *you* THERE

Property Images

HUNTERS®

HERE TO GET *you* THERE



Ground Floor

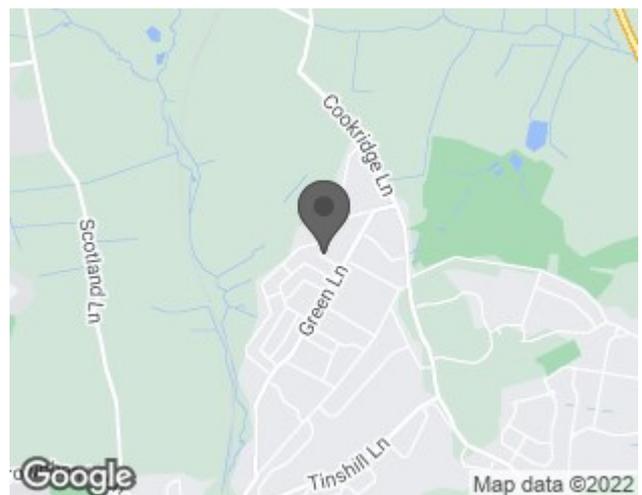
First Floor

Gross internal floor area (approx.): 99.5 sq m (1,071 sq ft)
 For illustrative purposes only. Not to Scale. Copyright © Zenith Creations.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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: null Tenure: Freehold

Summary

This much loved traditional extended three-bedroom semi-detached has so much potential to make it your own.

Situated close to Cookridge Village Hall the property lies on the fringe of the countryside, with the rolling fields virtually on your doorstep, Otley Chevin and Golden Acre Park are nearby, with the Yorkshire Dales within distance for day trips by road. Leeds Airport lies less than 3.5 miles away, and closer to home, Cookridge Hall offers a day of leisure and relaxation and for trips in to Leeds City Centre, Horsforth train station lies approx. 1 mile away– it really offers the best of both worlds! Its popular location is perfect for catchment into quality Cookridge schools.

The property has many key features:

- Welcoming spacious hallway with beautiful double door access to lounge
- Large bay fronted lounge with feature fireplace
- Open plan kitchen/diner – family room overlooking the delightful rear garden
- Three well proportioned bedrooms, the main bedroom having bay window allowing in lots of natural light and has fitted wardrobes and fantastic views over the garden and beyond.
- House bathroom
- Loft space with potential to develop as neighbouring properties have done so (subject to planning)
- Driveway and garage.
- Well maintained enclosed garden with lawn, patio and boarded by mature flowers and shrubs.

This delightful property, will, in our opinion, make a fantastic family home, enter and you will instantly feel at ease in the homely atmosphere. The location is excellent and much sought after, and there is a great deal of space, both inside and out, with the added opportunity to make your own/extend (subject to relevant permissions), will appeal to many buyers.

Features

- EXTENDED THREE BED-SEMI DETACHED • LARGE CORNER PLOT • SCOPE TO MAKE YOUR OWN • DRIVEWAY & GARAGE • POPULAR LOCATION • GOOD SCHOOL CATCHMENT • COUNCIL TAX:- D • EPC RATING: - D