

# HUNTERS®

HERE TO GET *you* THERE

21 Wrenbury Avenue, Leeds, Yorkshire, LS16 7EQ

Guide Price £295,000

Property Images



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## Property Images



## Floorplan

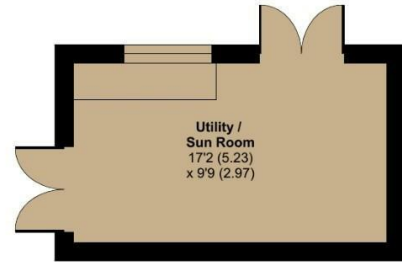
### Wrenbury Avenue, Cookridge, Leeds, LS16

Approximate Area = 820 sq ft / 76.1 sq m

Outbuilding = 168 sq ft / 15.6 sq m

Total = 988 sq ft / 91.7 sq m

For identification only - Not to scale



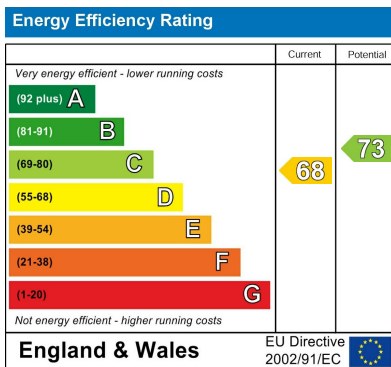
**OUTBUILDING**  
AREA 15.6 SQ M  
(168 SQ FT)

**GROUND FLOOR**  
**APPROX FLOOR**  
**AREA 76.1 SQ M**  
**(820 SQ FT)**



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: 962108

## EPC



## Map



## Details

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

## Summary

Wrenbury Avenue is the perfect semi-detached bungalow, nestled in a quiet street in this popular part of Cookridge and within walking distance of Tesco Express and bus stops. Having been extended to the rear the property benefits from a light, bright, open-plan living space with garden views, as well as two double bedrooms, shower room and WC. The garage for the property has also been converted to create a day room/studio ideal for those who require some additional space.

The property is well-kept and cared for and it's offered chain free. There's a wealth of surprises on offer, and the location provides convenient access to Horsforth, as well as the nearby countryside – the best of both worlds you might say!

Some of this splendid home's features include:

- Over 800 sq ft of well balanced space
- Sociable open plan living/dining/kitchen space
- Kitchen with built in appliances, oven, hob and dishwasher
- Dining space with patio doors to garden
- Two bedrooms – main bedroom has fitted wardrobes
- Modern shower room
- Amazing rear garden, attractive but low maintenance and private
- Driveway with off-street parking
- Converted garage/studio space
- Leased Solar Panels
- Less than half a mile to Horsforth train station

There's so much on offer in a highly popular location – a sociable lifestyle awaits, hop on the train and reach Leeds city centre in 15 minutes or escape to nearby Golden Acre Park and Otley Chevin for those outdoor adventures!

Offered chain free and available to view, call now to book your appointment.

## Features

• SEMI DETACHED BUNGALOW • TWO DOUBLE BEDROOMS • OPEN PLAN LIVING/DINING SPACE • ATTRACTIVE LOW MAINTENANCE GARDEN • CONVERTED GARAGE/STUDIO • OVER 800 SQUARE FEET • SOLAR PANELS • LEEDS CITY COUNCIL: C • EPC: D