

# HUNTERS®

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## Cockshott Close

Armley, Leeds, LS12 2RJ

Offers In The Region Of £220,000



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Council Tax: B



# 6 Cockshott Close

Armley, Leeds, LS12 2RJ

Offers In The Region Of £220,000



- Three bedroom semi detached house
- Attractive first time buyers and families
- Beautifully presented throughout
- Impressive kitchen/diner
- Modern bathroom
- Garage and driveway
- Well maintained gardens to the front and rear
- Quiet cul de sac close to amenities and transport link

Situated in a quiet yet extremely convenient cul-de-sac in LS12 with access to excellent transport links and local amenities, this beautifully presented THREE BEDROOM SEMI DETACHED house is sure to appeal to a range of buyers in particular FIRST TIME BUYERS and YOUNG FAMILIES. The property features well proportioned, stylish accommodation throughout and boasts a stunning KITCHEN/DINER, a modern bathroom, three good sized bedrooms and externally a good sized plot with DRIVEWAY, GARAGE and well maintained GARDENS. Internal viewing is advised to fully appreciate what this home has to offer.

Having GAS FIRED CENTRAL HEATING, PVC DOUBLE GLAZING and tasteful decor throughout, the accommodation briefly comprises: PORCH with tiled flooring and storage space leading to an ENTRANCE HALLWAY with stairs rising to the first floor and a useful understairs storage cupboard. The LIVING ROOM is a generous size and boasts an attractive bay window. To the rear of the property is a fantastic sized KITCHEN/DINER which is sure to create an amazing family room/entertaining space. In the kitchen area there are a good range of high gloss wall and base units with a full range of integrated appliances including an electric oven, gas hob, microwave, fridge/freezer and washing machine. There is ample space for a dining table and chairs as well as a sofa and French doors lead out to the garden.

Upstairs, there are THREE bedrooms, two of which are generous sized double rooms and the third bedroom being a comfortable single, currently being used as an office. The BATHROOM has an overhead main powered shower, vanity style sink unit with drawers, a wall mounted mirrored storage unit, heated towel rail, tiled walls and flooring and a separate W/C. The LANDING provides access to the loft space which has light and is used for storage purposes only.

Outside, to the front, there is a DRIVEWAY leading to a single GARAGE with light and power. To the rear, the garden is a great size, has a great degree of privacy and is fully enclosed, perfect for children and pets. There is a good sized lawned area and a wonderful patio area, ideal for outdoor entertaining and relaxing. In addition, there is a useful brick built out house for storage.

The location of the property is convenient to access the local shops and amenities in Kirkstall and Armley with Kirkstall Bridge Shopping Park being located only 1 mile away. Armley Goffs Park is located 0.5 miles away and the popular tow path running to the side of the Leeds/Liverpool canal is nearby. There are excellent transport links to Leeds city centre on Stanningley Road which is within 150 metres.

## PORCH

8'10" x 2'7" (2.7m x 0.8m)

## HALLWAY

### LIVING ROOM

13'1" x 10'9" (4m x 3.3m)

### KITCHEN/DINER

19'8" x 12'9" (6m x 3.9m)

## LANDING

### BEDROOM ONE

11'9" x 11'5" (3.6m x 3.5m)

### BEDROOM TWO

12'1" x 11'5" (3.7m x 3.5m)

### BEDROOM THREE

8'6" x 7'10" (2.6m x 2.4m)

### BATHROOM

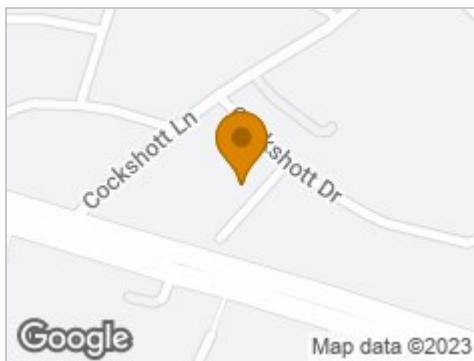
7'10" x 5'10" (2.4m x 1.8m)

### W/C

4'7" x 2'7" (1.4m x 0.8m)



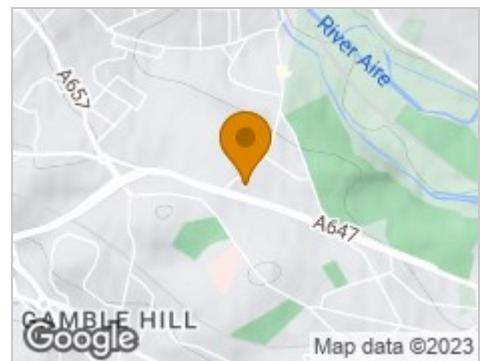
## Road Map



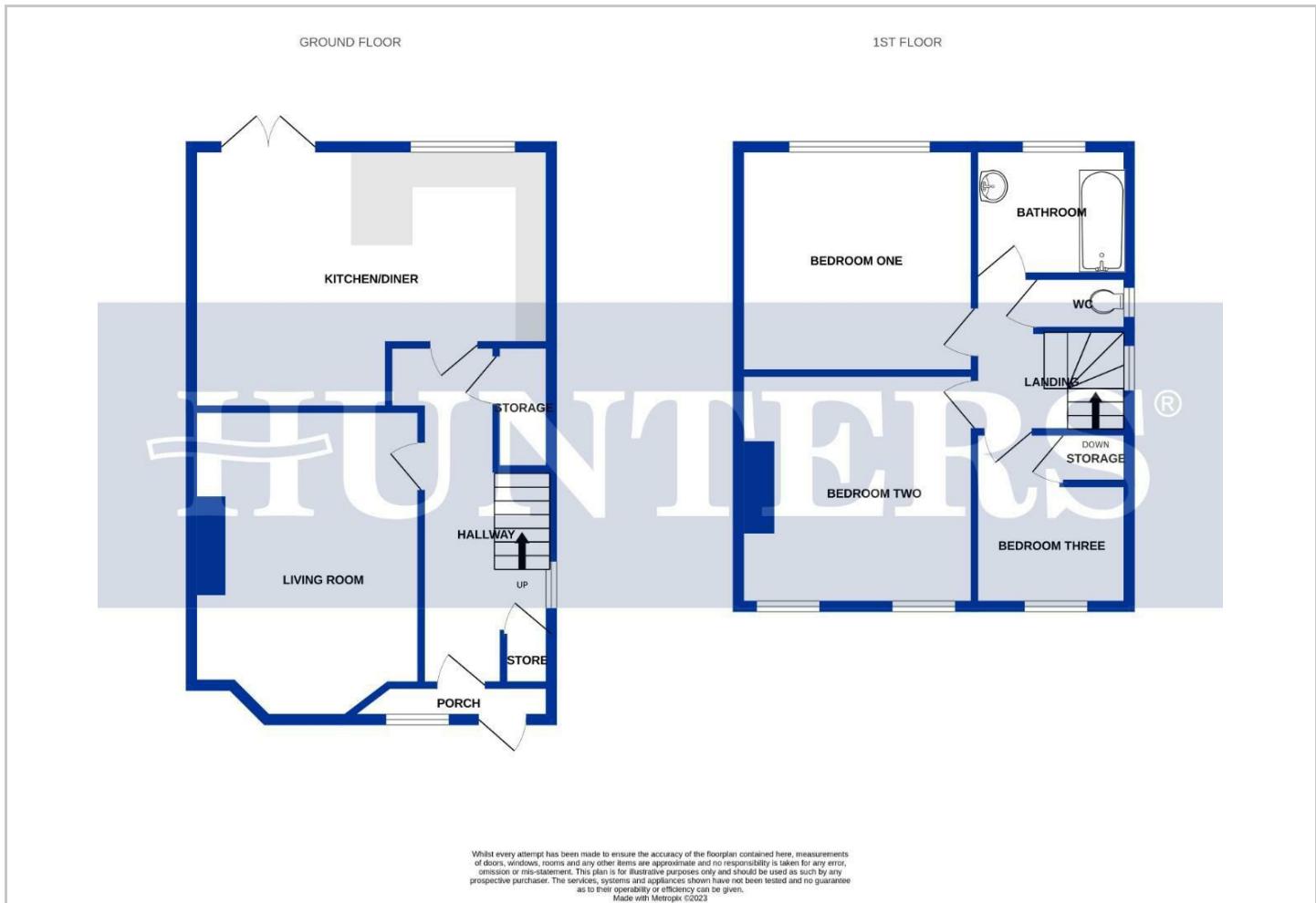
## Hybrid Map



## Terrain Map



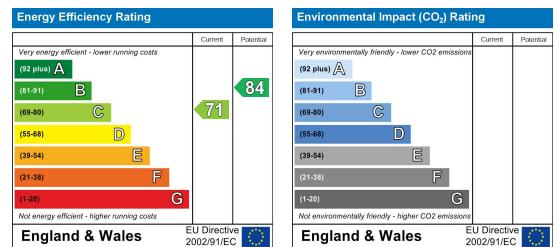
## Floor Plan



## Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.