

# HUNTERS®

HERE TO GET *you* THERE



**Cow Close Road**  
Wortley, Leeds, LS12 5NU

Chain Free £190,000



Council Tax: A



# 2 Cow Close Road

Wortley, Leeds, LS12 5NU

Chain Free £190,000



- One-of-a-kind home
- Immaculate finish
- Off-street parking
- Low maintenance garden
- Fantastic tiled bathroom
- South-facing natural light
- Three double bedrooms and a study
- Large cellar
- Ensuite main bedroom
- Ideal location

This exquisite END TERRACE features a STUNNING FINISH, a sunlit reception room with elegant details, a modern kitchen with cellar storage, THREE spacious double bedrooms, a luxurious ITALIAN TILED bathroom, an additional STUDY, and off-street PARKING, all conveniently located near schools, amenities, and transport links—perfect for first-time buyers, families, or couples.

With immense pleasure, I introduce to you, a ONE-OF-A-KIND, end of terrace house, now available for sale. This IMMACULATE property has been newly refurbished with a jaw-dropping finish throughout offering a unique blend of style and comfort for its new owners.

This exquisite house features a total of THREE DOUBLE bedrooms. Bedroom one is a lovely spacious double, benefitting from its own ensuite. The ensuite is not only practical but equally stunning, featuring a neutral finish and gorgeous tiled shower. The SECOND DOUBLE bedroom provides ample space for furniture and convenient storage space in the eaves. The THIRD DOUBLE bedroom features a Velux-style window, comfy carpet flooring and a blank canvas finish for you to create your dream home.

This home also has the unique feature of an additional room which would make a perfect nursery or HOME OFFICE – ideal for those who work from home.

The property benefits from a BEAUTIFUL HOUSE BATHROOM suite that features gorgeous tiles, a heated towel rail, and a modern combi shower/bath, offering a bright and serene space to unwind at the end of a long day.

The heart of the home, the LIVING ROOM, is flooded with south-facing sunshine. It features high ceilings with a charming ceiling rose and coving, and a cosy feature fireplace that contributes to the warm and inviting atmosphere of the space.

The modern yet neutral KITCHEN is bathed in natural light, featuring side access and a large CELLAR for extra storage. The fitted glossy units add a touch of elegance to this functional space.

An additional benefit is the OFF-STREET PARKING, providing extra convenience for the residents. With its proximity to public transport links, nearby schools, local amenities, and the Ring Road with connecting motorway links to M1 and M62, this property is ideal for first-time buyers, couples and families alike.

Set in council tax band A, this meticulously designed house is ready to welcome you home. Whether you're hosting a dinner in the well-equipped kitchen or enjoying a book by the fireplace in the reception room, this property promises a comfortable lifestyle for its new owners.

This house is perfect for first-time buyers, families, and couples. It's not just a house, it's an unique and EXCEPTIONAL HOME waiting for its new owners. So why wait? Make this immaculately finished, newly refurbished house your home today! It's an opportunity not to be missed!

Tel: 0113 257 6198

## LIVING ROOM

14'9" x 13'3" (4.50 x 4.06m)

## KITCHEN

6'1" x 13'3" (1.87 x 4.06m)

## CELLAR

17'10" x 13'3" (5.46 x 4.06m)

## LANDING

## STUDY

5'10" x 4'11" (1.80 x 1.52m)

## BEDROOM ONE

12'2" x 13'3" (3.71 x 4.06m)

## ENSUITE

3'3" x 7'10" (1.01 x 2.41m)

## BATHROOM

8'9" x 7'9" (2.68 x 2.38m)

## STORE

## LANDING

## BEDROOM TWO

10'0" x 13'3" (3.06 x 4.06m)

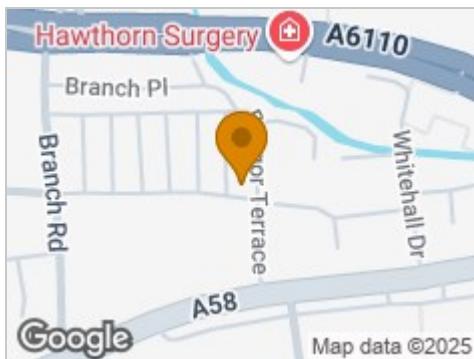
## EAVES STORAGE

## BEDROOM THREE

5'11" x 13'3" (1.81 x 4.06m)



## Road Map



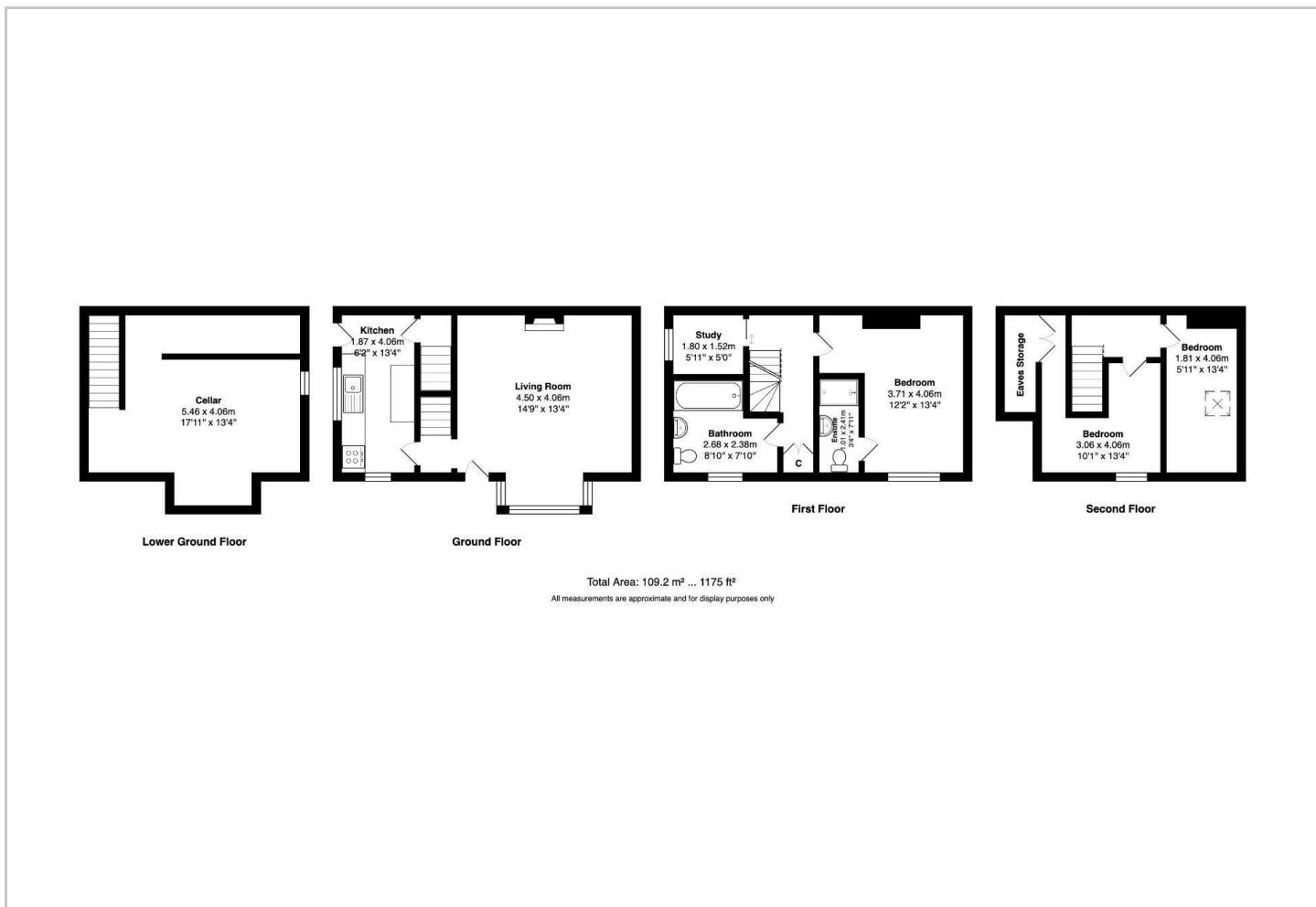
## Hybrid Map



## Terrain Map



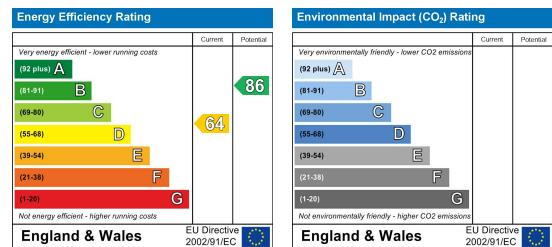
## Floor Plan



## 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.