

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



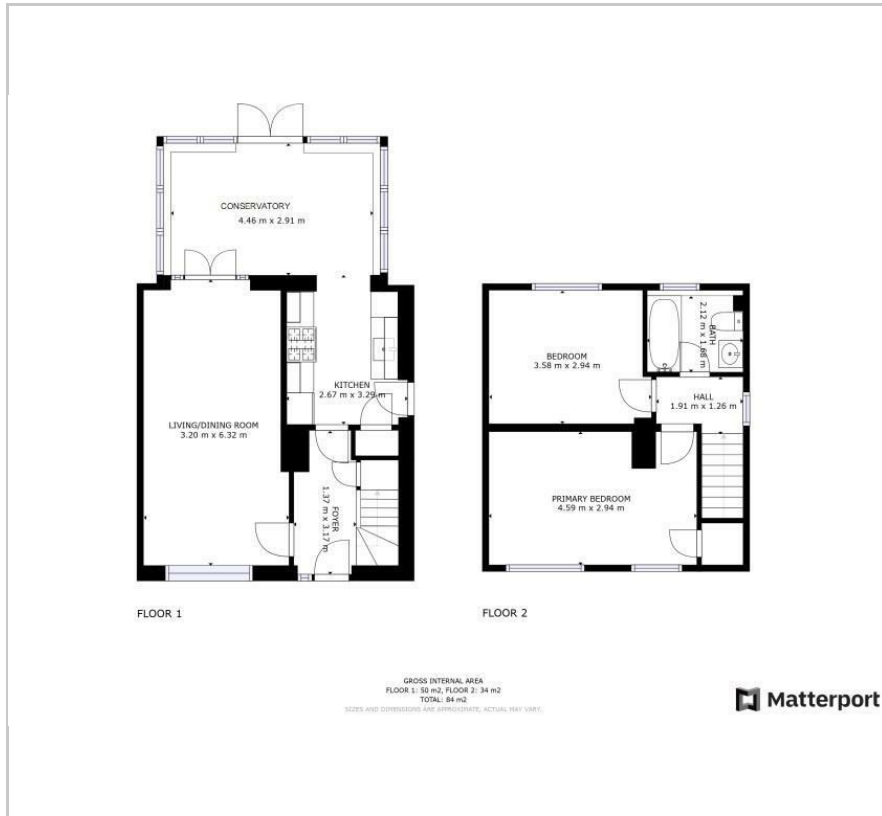
Woodnook Drive

, Leeds, LS16 6PG

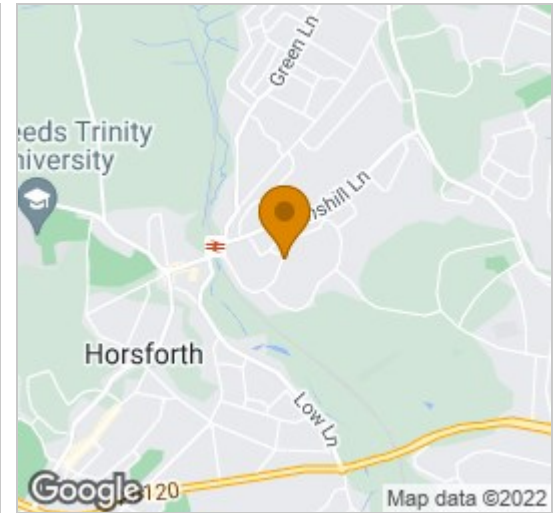
Offers In Excess Of £239,950



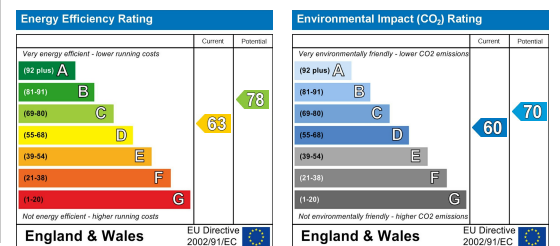
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Hunters Yeadon Office on 01132029923 if you wish to arrange a viewing appointment for this property or require further information.

- POPULAR LOCATION
- IDEAL FIRST TIME BUYER PROPERTY
- RECENTLY REFURBISHED
- EXTENDED TO REAR
- NEW KITCHEN
- ENCLOSED GARDEN TO REAR
- CLOSE TO SCHOOLS AND AMENITIES
- HUNTERS 360 TOUR
- SCOPE TO EXTEND - STP
- EPC RATING = D

A recently refurbished and extended semi detached home located in this popular part of Cookridge. Sure to appeal to a **FIRST TIME BUYER** or **BUY TO LET INVESTOR** the property also benefits from a conservatory extension to the rear.

Accommodation briefly consists of an entrance hallway, a spacious lounge, a modern kitchen with integrated appliances and a conservatory / dining room extension. To the first floor can be found the two double bedrooms and a modern house bathroom. Externally there are well tended gardens to the front and rear as well as a useful outhouse.

Located in this popular area the property also enjoys excellent access to a wide range of local shops and amenities, several highly regarded local schools and a train station.



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.

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