

HUNTERS®

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28 Eaton Hill, Leeds, LS16 6SE

O.I.R.O £400,000

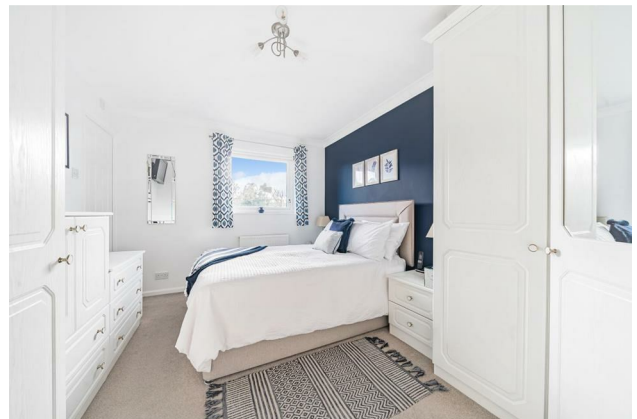
Property Images



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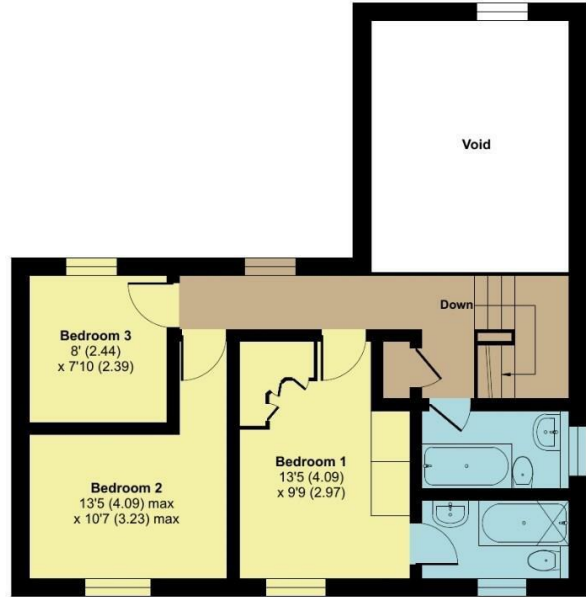
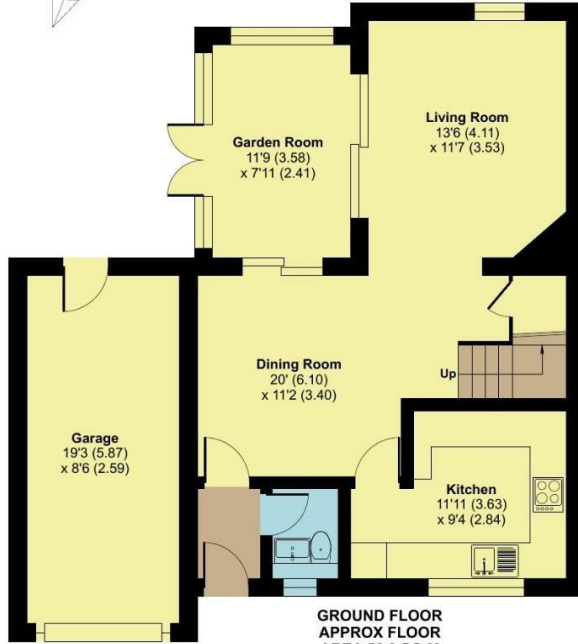
Eaton Hill, Leeds, LS16

Approximate Area = 1117 sq ft / 103.7 sq m (excludes void)

Garage = 164 sq ft / 15.2 sq m

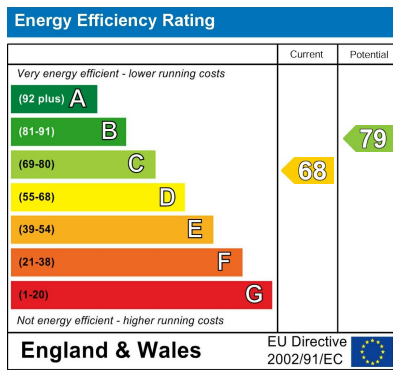
Total = 1281 sq ft / 118.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrthcom 2024. Produced for Hunters Property Group. REF: 1089363

EPC



Map



Details

Type: House - Detached Beds: 3 Bathrooms: 3 Receptions: 3 Tenure: Freehold

Summary

Eaton Hill, Cookridge is an extended three-bedroom detached home situated in a sought-after location close to popular school catchment areas, offering convenient commuting options to Leeds City Centre, and surrounded by local walking trails and gyms for those leading an active lifestyle.

Overall, Eaton Hill presents an attractive combination of convenient amenities, proximity to schools, and opportunities for outdoor activities, making it a highly desirable place to live for families and professionals alike.

This wonderful homes key features are:

- Entrance hallway with downstairs w.c.
- Open plan dining room
- Separate kitchen with ample work surface space
- Impressive lounge with vaulted ceiling, creating a unique and striking feature, complete with a galleried balcony landing
- Garden room with a solid roof and fitted blinds, providing a perfect retreat for relaxation throughout the year, with direct access to the charming rear garden
- Three double bedrooms, with the master featuring fitted wardrobes and an en-suite bathroom with shower over bath
- Family house bathroom with shower over bath
- Stunning rear garden featuring a spacious Indian stone patio area, well-maintained lawn, and additional patio space ideal for entertaining guests
- Driveway, low maintenance garden, and garage located at the front of the property

This beautiful home is truly one-of-a-kind within the development, making it a rare gem on the market. Don't miss out on the opportunity to view this exceptional property - book your viewing today.

Features

- EXTENDED DETACHED HOME • THREE DOUBLE BEDROOM - MASTER EN-SUITE • UNIQUE VAULTED CEILING FEATURE IN THE LIVING ROOM • OPEN PLAN LIVING / DINING ROOM • WELL PRESENTED AND MOVE IN READY • BEAUTIFUL REAR GARDEN • EPC RATING:- D • COUNCIL TAX BAND:- E