

# HUNTERS®

## EXCLUSIVE

The Firs, Woodhill Court, Cookridge, LS16  
Guide price £650,000



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### The Firs, Woodhill Court, Leeds, LS16

Approximate Area = 1803 sq ft / 167.4 sq m

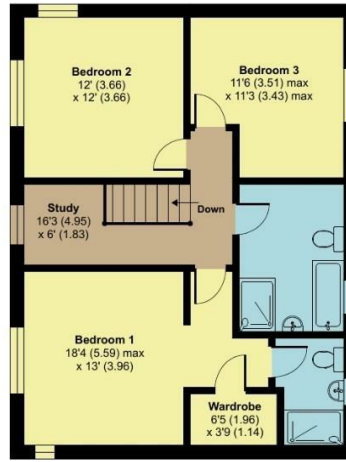
Garage = 205 sq ft / 19 sq m

Total = 2008 sq ft / 186.5 sq m

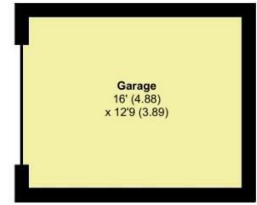
For identification only - Not to scale



**GROUND FLOOR**  
APPROX FLOOR  
AREA 96.1 SQ M  
(1035 SQ FT)



**FIRST FLOOR**  
APPROX FLOOR  
AREA 71.3 SQ M  
(768 SQ FT)



**FIRST FLOOR**  
APPROX FLOOR  
AREA 71.3 SQ M  
(768 SQ FT)

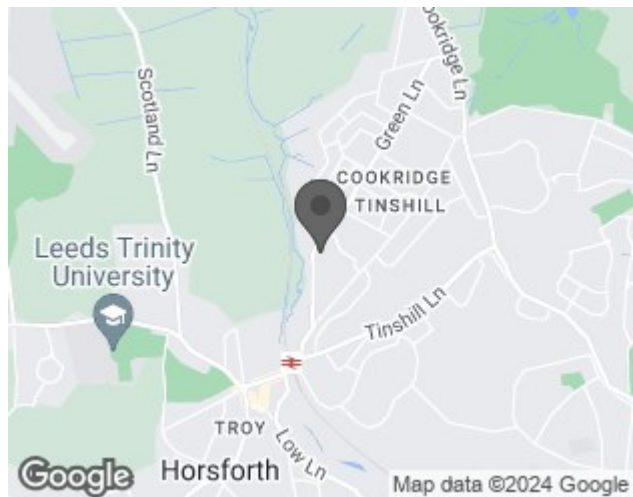


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrhcom 2024. Produced for Hunters Property Group. REF: 1089468

### EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	73
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

### Map



Welcome to The Firs – where every moment feels like a retreat. This showstopper home is a tranquil oasis that seamlessly blends the indoors with the spectacular outdoors, offering breathtaking views that will leave you awe-inspired. The expansive reception areas not only capture the essence of the surroundings but also invite an abundance of natural light through the westerly facing exterior.

Nestled in a private location, the setting is peaceful and feels rural, yet this enchanting residence is surprisingly just a 10-minute stroll (for most people) from Horsforth train station. The strategic location ensures easy access to local reputable schools, as well as convenient train and road links, with Leeds Bradford airport a mere 3 miles away. For your daily needs and leisurely pursuits, the vibrant areas of Horsforth beckon with its array of shops, restaurants, and services. And when the call of adventure arises, the nearby Otley Chevin and Ilkley Moor await your exploration. You're spoilt for choice and have the best of both worlds!

Downstairs, the home unfolds with four distinct reception spaces, offering ample room for family gatherings or quiet moments alone. The high-quality kitchen, seamlessly connected to the rear garden, is a culinary haven. A convenient downstairs w.c. adds to the functionality of the space.

Originally a four-bedroom property, the fourth room has been artfully transformed, and combined with the landing area, into what is arguably the office with the best view in north Leeds! Upstairs, three double bedrooms, including a Master with an en-suite and walk-in wardrobe, provide comfort and style. The generously sized four-piece family bathroom completes the living accommodation.

Step outside, and you'll discover gardens that are a feast for the eyes, with well-stocked borders, a manicured lawn, and an elevated position that ensures privacy. There is off street parking for four cars, a large lower-level lawn for recreational activities, and a double garage enhances the practicality of the property.

The pièce de résistance is the terrace – a captivating space to unwind, dine, and marvel at the sunset. This idyllic outdoor haven is perfect for al fresco dining and BBQs, offering an unparalleled experience.

Situated on a private road with only four homes, The Firs occupies a sizeable plot, making it an extraordinary property. Meticulously maintained by its current owners, the quality is evident upon inspection. The elevated plot, captivating aspect, and expansive terrace set this home apart. To truly appreciate its uniqueness, schedule a viewing experience today. Be warned, you will fall in love!