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Mavis Lane, Cookridge, LS16

Guide Price £550,000

Property Images



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Property Images



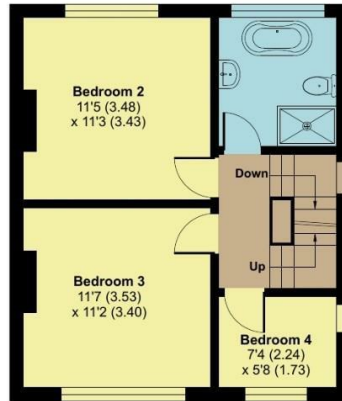
Mavis Lane, Leeds, LS16

Approximate Area = 1898 sq ft / 176.3 sq m

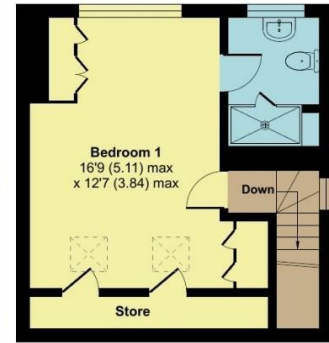
For identification only - Not to scale



**GROUND FLOOR
APPROX FLOOR
AREA 102.3 SQ M
(1101 SQ FT)**



**FIRST FLOOR
APPROX FLOOR
AREA 41.7 SQ M
(449 SQ FT)**



**SECOND FLOOR
APPROX FLOOR
AREA 32.3 SQ M
(348 SQ FT)**

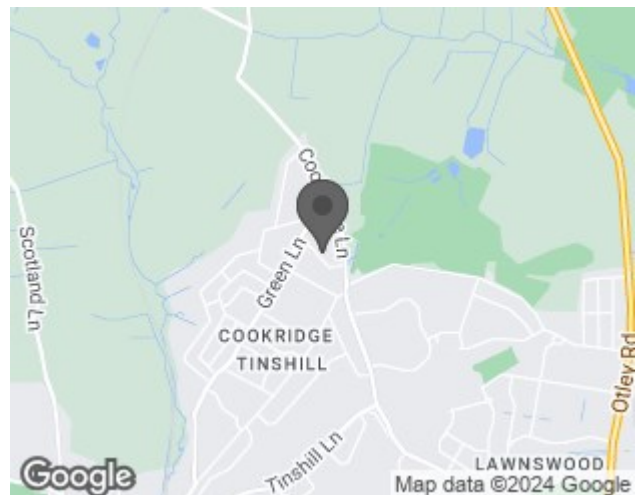


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrhcom 2024. Produced for Hunters Property Group. REF: 1103285

EPC

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

Map



Details

Type: House - Semi-Detached Beds: 4 Bathrooms: 3 Receptions: 3 Tenure: Freehold

Summary

Located at Mavis Lane in the heart of Cookridge, this street is renowned for its beauty and charm. This beautiful home boasts an Instagram-worthy appearance, featuring a spacious wrap-around extension and four bedrooms, including a master with an en-suite. Situated close to local amenities, highly-regarded schools, and excellent transport links, this home offers both convenience and luxury.

Key Features:

- Recently completed wrap-around extension and dormer, fully renovated to an exceptionally high standard by current vendors.
- Inviting entrance hallway leading to a cozy living room with attractive built-in alcove storage.
- Versatile playroom or second sitting room.
- Stunning modern open-plan kitchen with island, dining area, and snug space, complete with bifold doors providing seamless access to the rear garden.
- No expense spared on integral appliances and Karndean flooring throughout.
- Convenient utility room and downstairs W.C.
- First floor comprises two double bedrooms and one single bedroom.
- Stylish four-piece house bathroom with underfloor heating.
- Master bedroom dormer with built-in wardrobes, eaves storage, and a unique en-suite, also featuring underfloor heating.
- Paved driveway and astroturf garden at the front.
- Rear garden offers a large patio area and lawn, perfect for entertaining or children's play, fully enclosed for safety.

This exquisite home is not to be missed. We assure you it will not disappoint, until the time comes to leave. Call now to book a viewing and experience the splendour of Mavis Lane firsthand.

Features

- EXTENDED SEMI-DETACHED • SPACIOUS FOUR BEDROOM HOME WITH MASTER ENSUITE • SEAMLESS CONTEMPORARY OPEN-LAYOUT KITCHEN-DINING- FAMILY ROOM • SEPARATE LOUNGE & PLAYROOM / SECOND SITTING ROOM • UTILITY AND DOWNSTAIRS W.C. • GENEROUS GARDEN WITH PATIO AND LAWN PLAY AREA FOR CHILDREN • STYLISH / SLEEK / HOMELY / MOVE IN READY • EPC RATING:- C • COUNCIL TAX BAND:- D