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**Woodhill Garth, Cookridge, LS16**

**Guide Price £270,000**

Property Images



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## Woodhill Garth, Leeds, LS16

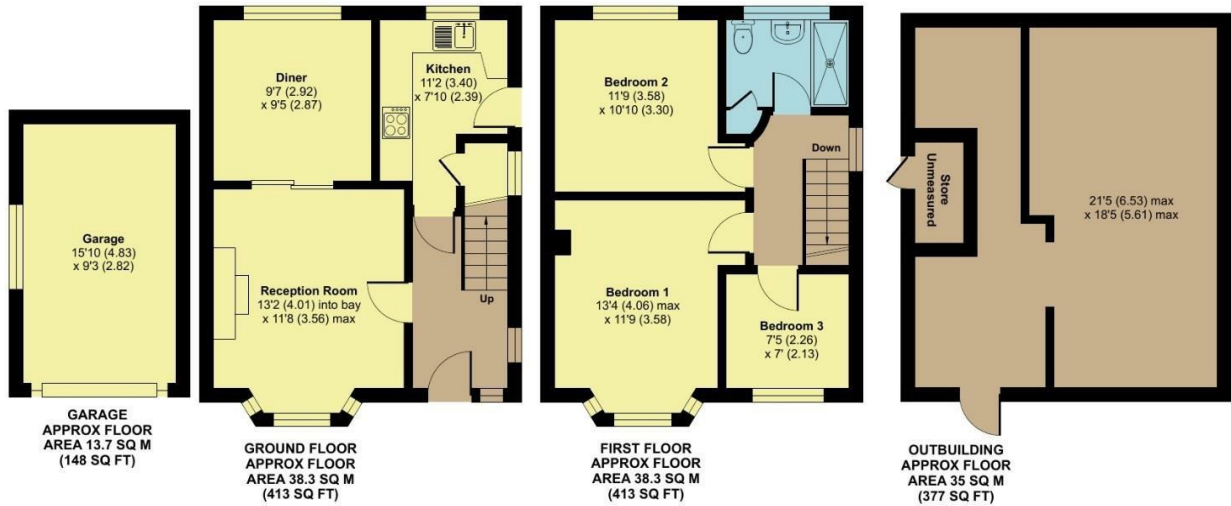
Approximate Area = 826 sq ft / 76.7 sq m (excludes store)

Garage = 148 sq ft / 13.7 sq m

Outbuilding = 377 sq ft / 35 sq m

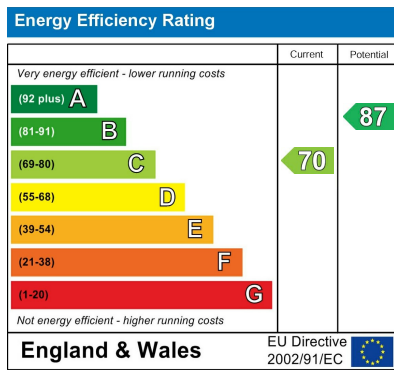
Total = 1351 sq ft / 125.4 sq m

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: 1111677

### EPC



### Map



### Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

## Summary

Nestled within the heart of Cookridge, Woodhill Garth is a cherished gem, presenting a traditional charm in its three-bedroom semi-detached layout. Tucked away in a peaceful cul-de-sac, this residence offers a serene living environment while remaining conveniently close to transport links, including the nearby Horsforth Train Station.

### Key Features:

- Situated in a quiet cul-de-sac, Woodhill Garth provides a tranquil retreat from the bustle of everyday life.
- This property boasts a classic layout with three bedrooms, offering ample space for comfortable family living.
- With potential awaiting, this home presents a fantastic opportunity for renovation and modernisation to suit personal tastes and preferences.
- Woodhill Garth offers plenty of potential for expansion, allowing homeowners to enhance both space and value with strategic improvements.
- The property features a through lounge diner, providing a versatile space for relaxation, dining, and entertaining guests.
- A separate kitchen offers functionality and convenience.
- Enjoy the comforts of a modernised shower room, blending style with practicality.
- Occupying a generous corner plot, Woodhill Garth boasts ample outdoor space, perfect for potential extensions or landscaping projects.
- Convenient under house storage provides a practical solution for housing essentials such as washing machines and utilities.
- The property's mature rear garden offers a picturesque backdrop, providing a peaceful sanctuary for outdoor enjoyment.
- This superb home comes complete with a driveway and garage, ensuring convenient parking and additional storage options.

Upon viewing, it becomes evident the immense potential and possibilities that Woodhill Garth holds. Don't miss out on the chance to transform this beloved residence into your dream home. Book your viewing today and discover the endless opportunities awaiting within this cherished Cookridge home.

## Features

- CHAIN FREE • TRADITIONAL THREE BEDROOM SEMI-DETACHED • CUL DE SAC LOCATION • CLOSE TO HORSFORTH TRAIN STATION • SCOPE TO EXTEND AND ADD VALUE / REQUIRES MODERNISATION • CORNER PLOT • COUNCIL TAX BAND:- C • EPC RATING:- C