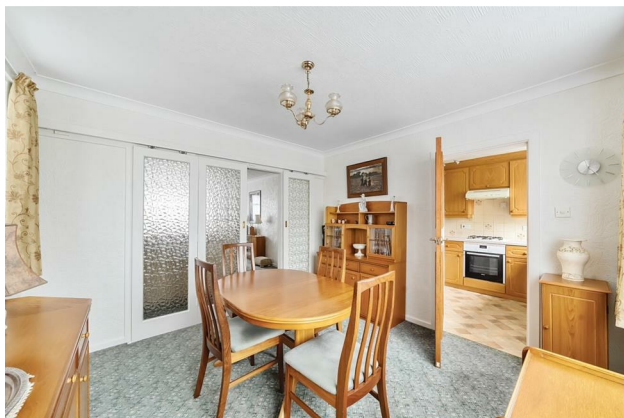


HUNTERS®

HERE TO GET *you* THERE

Smithy Lane, Cookridge, LS16

Guide Price £525,000



HUNTERS®

HERE TO GET *you* THERE



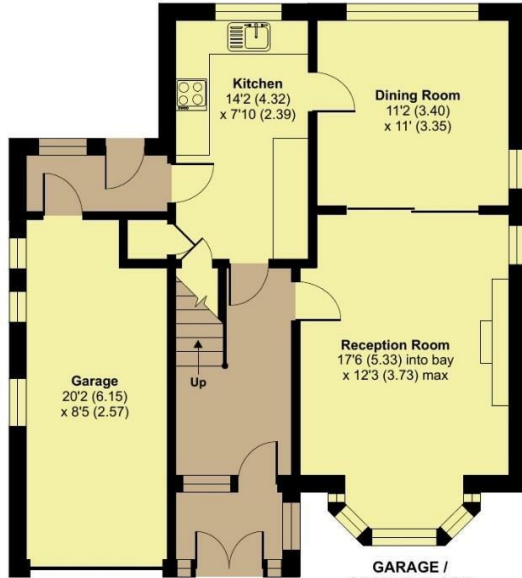
Smithy Lane , Leeds, LS16

Approximate Area = 1338 sq ft / 124.3 sq m

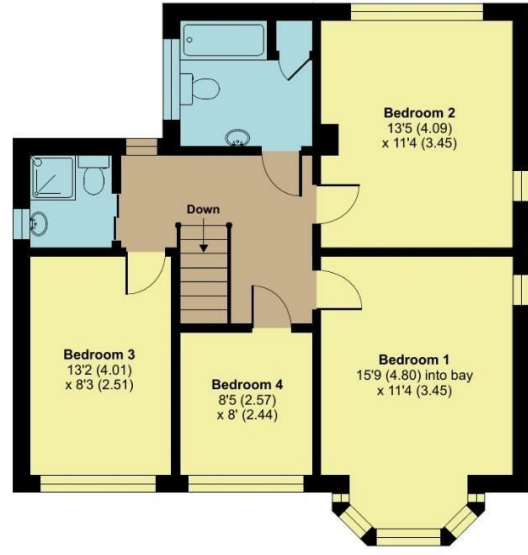
Garage = 160 sq ft / 14.8 sq m

Total = 1498 sq ft / 139.1 sq m

For identification only - Not to scale



**GARAGE / GROUND FLOOR
APPROX FLOOR
AREA 72.4 SQ M
(780 SQ FT)**



**FIRST FLOOR
APPROX FLOOR
AREA 66.7 SQ M
(718 SQ FT)**

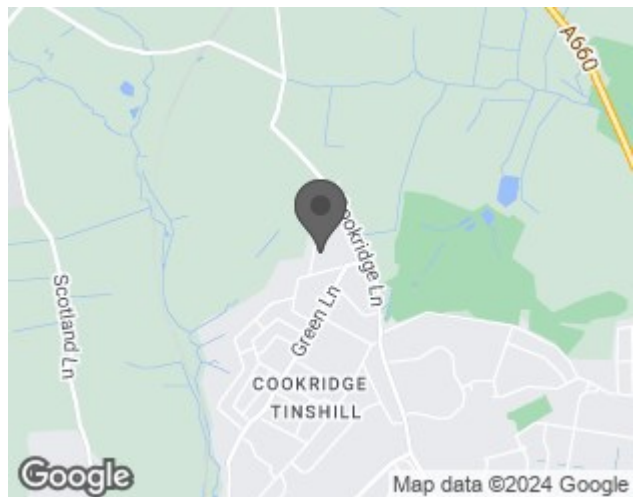


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters Property Group. REF: 1132785

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Map



Hunters are delighted to present this exquisite four-bedroom detached family home, offering generous living accommodation in the highly sought-after area of 'old' Cookridge. Nestled within coveted school catchment areas and bordering scenic countryside, this property is perfect for families seeking both convenience and tranquility.

This charming home is ideally located near local amenities, with a variety of shops, restaurants, and bars just a short distance away. For leisure and relaxation, Cookridge Hall is nearby, providing excellent facilities for golf, swimming, and unwinding. Additionally, nature enthusiasts will appreciate the lovely local walks in Golden Acre Park and the nearby regions of Otley, Ilkley, and the Yorkshire Dales, perfect for weekend adventures and family outings.

The accommodation includes a welcoming entrance porch leading into a spacious hallway. The bay-fronted lounge flows seamlessly into the dining room, which overlooks the delightful rear garden, creating an inviting space for family gatherings and entertaining. The kitchen, equipped with a separate utility area, provides direct access to the rear garden and the garage, enhancing practicality and convenience.

Upstairs, you will find four well-proportioned bedrooms. The Master bedroom features a bay window with a southerly aspect, allowing for ample natural light and views of the front garden. The upstairs space is complemented by both a bathroom and a shower room, offering added convenience for a busy family.

Externally, the property boasts a wide plot with a front paved driveway, providing ample off-street parking. In addition to the garage, there is a superb car port, further enhancing the property's kerb appeal.

This wonderful family home, situated in a fantastic location, is a rare find in the charming pocket of 'old Cookridge.' Don't miss the opportunity to make this dream home your own!