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Hillcrest Mount, Cookridge, LS16

Guide Price £475,000

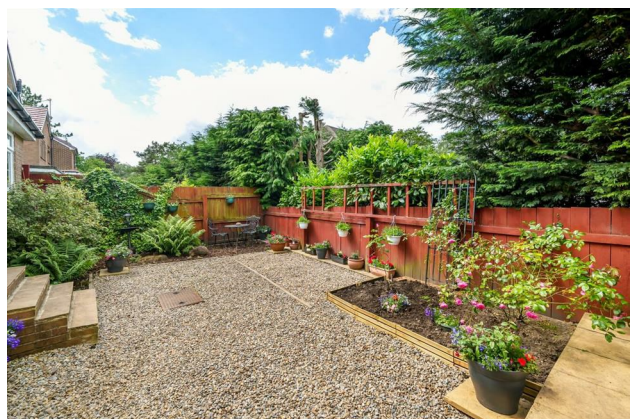
Property Images



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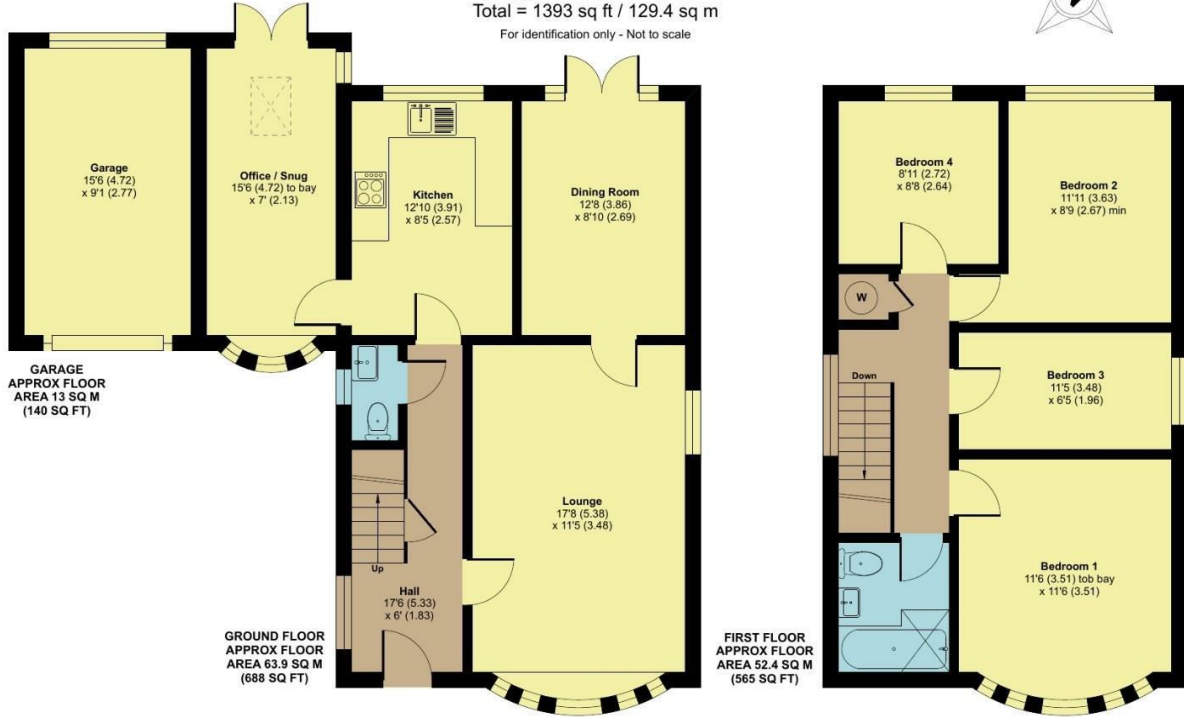
Hillcrest Mount, Leeds, LS16

Approximate Area = 1253 sq ft / 116.4 sq m

Garage = 140 sq ft / 13 sq m

Total = 1393 sq ft / 129.4 sq m

For identification only - Not to scale

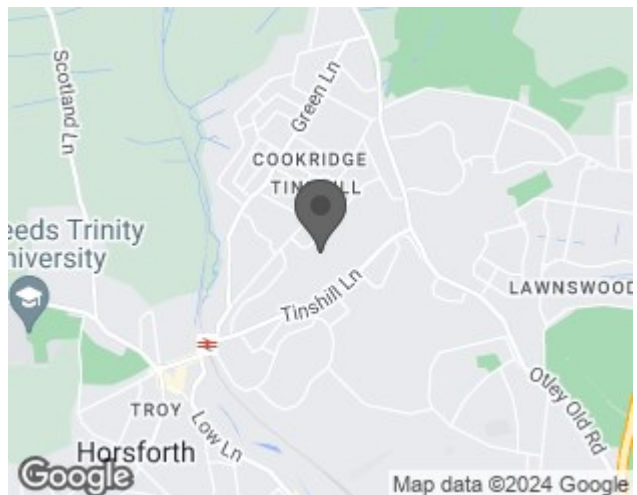


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrhcom 2024. Produced for Hunters Property Group. REF: 1134402

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 | | 52 | |
| (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 - Detached Beds: 4 Bathrooms: 2 Receptions: 3 Tenure: Freehold

Summary

Hillcrest Mount in Cookridge is a much loved four bedroom detached home nestled in a desirable cul-de-sac. The property boasts proximity to local amenities, excellent transport links, and popular schools, making it an ideal choice for families and professionals alike.

Key Features:

- Superb detached home, which has been well maintained and modernised by the current vendors, offering a fantastic opportunity to move straight in and make it your own.
- The generous space on offer, offers versatility to suit any growing family or professional couple working from home.
- Welcoming entrance hallway includes understairs storage and a downstairs WC.
- Spacious lounge features a large bay window, providing plenty of natural light.
- Separate dining room, patio doors open onto the private rear garden, perfect for indoor-outdoor living.
- Modernised kitchen is well equipped with plenty of base and eye-level units and work surface space.
- Snug/Office/Playroom, offers access to the rear garden and integral garage, providing flexible additional space.
- Four good sized bedrooms, all with neutral décor and ample natural light.
- Sleek house bathroom with a shower over bath and a vanity unit.
- External Features: Front garden with lawn, fully enclosed low maintenance rear garden with a patio area for relaxation, driveway, and integral garage.

This superb property is ready to be called home and is sure to impress. Call to book your viewing today!

Features

- DETACHED FOUR BEDROOM HOME • DESIRABLE CUL DE SAC LOCATION • MOVE IN READY • VERSATILE LIVING SPACE • DOWNSTAIRS W.C • DRIVEWAY AND INTEGRAL GARAGE • EPC RATING:- E • COUNCIL TAX BAND: E