Otley Old Road, Cookridge, LS16
Guide Price £475,000
Property Images
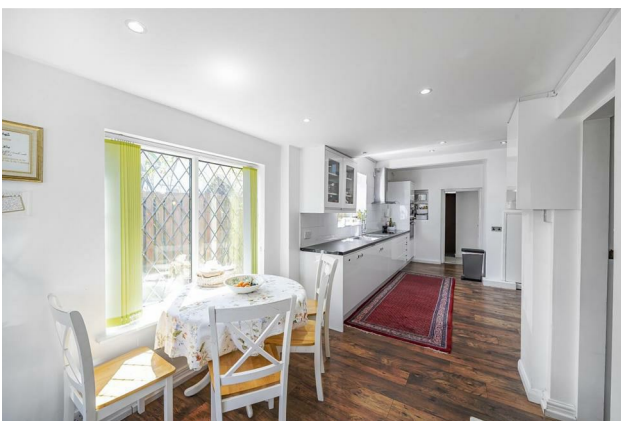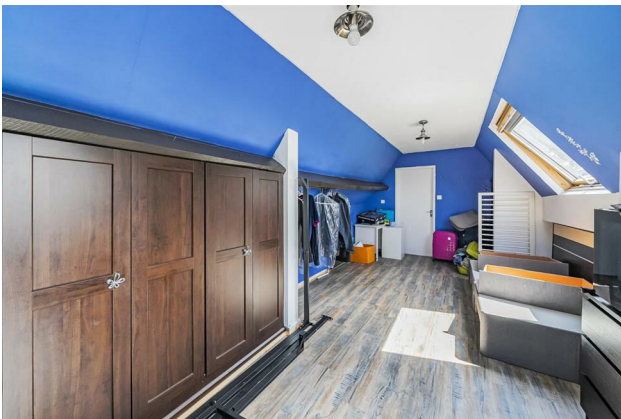
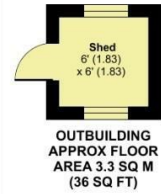**Property Images**
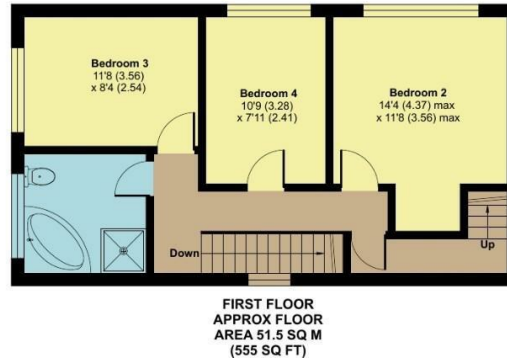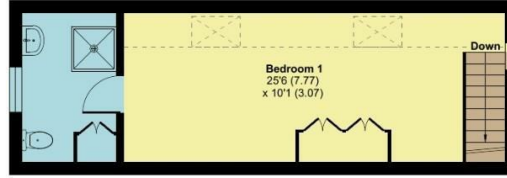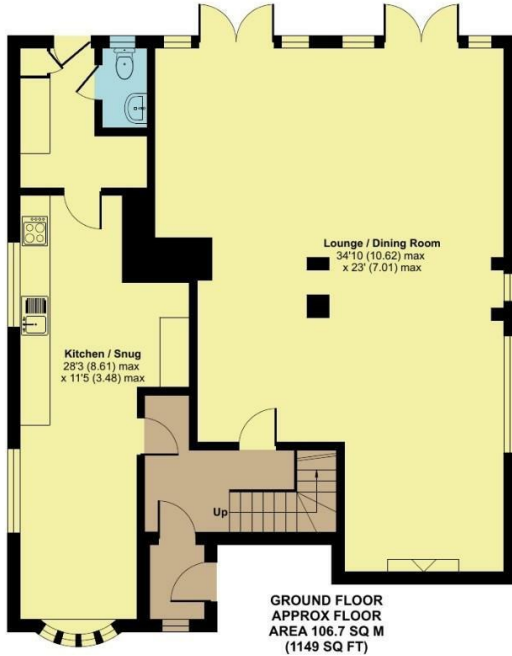
Property Images

Otley Old Road, Leeds, LS16

Approximate Area = 1968 sq ft / 182.8 sq m
Limited Use Area(s) = 59 sq ft / 5.4 sq m
Outbuilding = 36 sq ft / 3.3 sq m
Total = 2063 sq ft / 191.5 sq m
For identification only - Not to scale

Denotes restricted head height

Lounge / Dining Room
34'10 (10.62) max
x 23' (7.01) max

Kitchen / Snug
28'3 (8.61) max
x 11'5 (3.48) max

Up

**GROUND FLOOR
APPROX FLOOR
AREA 106.7 SQ M
(1149 SQ FT)**

Bedroom 1
25'6 (7.77)
x 10'1 (3.07)

Down

**SECOND FLOOR
APPROX FLOOR
AREA 24.5 SQ M
(264 SQ FT)**

Bedroom 3
11'8 (3.56)
x 8'4 (2.54)

Bedroom 4
10'9 (3.28)
x 7'11 (2.41)

Bedroom 2
14'4 (4.37) max
x 11'8 (3.56) max

Down

Up

**FIRST FLOOR
APPROX FLOOR
AREA 51.5 SQ M
(555 SQ FT)**

Shed
6' (1.83)
x 6' (1.83)

**OUTBUILDING
APPROX FLOOR
AREA 3.3 SQ M
(36 SQ FT)**

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nicheecom 2024.
Produced for Hunters Property Group. REF: 1130953

EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	61	
(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: null Tenure: Freehold

Summary

Discover your new home on Otley Old Road, a four-bedroom extended detached property that is move-in ready and located in a highly sought-after area. This superb home is conveniently close to local amenities, reputable schools, and offers excellent commute links to the city centre.

Key Features:

• Extended detached home which is spacious and a unique property with a distinctive stained glass feature.
• Open plan living room being extended with multiple seating sections for versatile family living, complete with patio doors providing direct garden access.
• Spacious kitchen/dining room offering ample space for cooking and dining, with access to a utility area, additional storage and downstairs WC.
• First Floor: Three double bedrooms and a large four-piece house bathroom.
• Second floor loft extension is a fantastic addition featuring a double bedroom with exposed beams and an ensuite shower room.
• Unique curb appeal with a paved driveway and electric gate access.
• Generous size rear garden, offering a private seating area, and level making this the perfect safe space for family activities.

This superb family home offers ample space and versatility, making it ideal for any growing family. Don't miss the opportunity to make this property your own. Call now to view your new home.

Features

 • EXTENDED FOUR BED DETACHED • POPULAR LOCATION • CLOSE TO AMENITIES • MOVE IN READY • OPEN PLAN LIVING AREA • OFF STREET PARKING WITH ELECTRIC GATES • GOOD SIZE REAR GARDEN WITH PRIVATE SEATING AREA • COUNICL TAX BAND: F • EPC RATING:- D