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Dale Park Walk, Cookridge, LS16

Guide Price £375,000

Property Images



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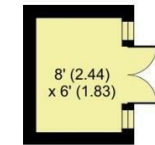
Dale Park Walk, Leeds, LS16

Approximate Area = 1362 sq ft / 126.5 sq m

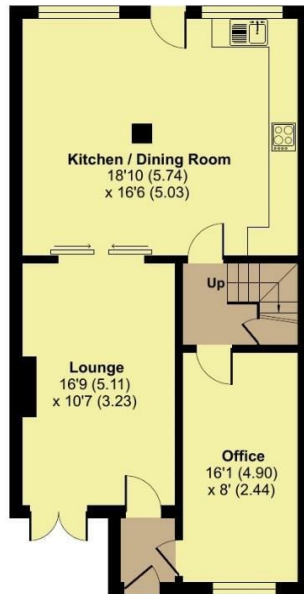
Outbuilding = 48 sq ft / 4.4 sq m

Total = 1410 sq ft / 131 sq m

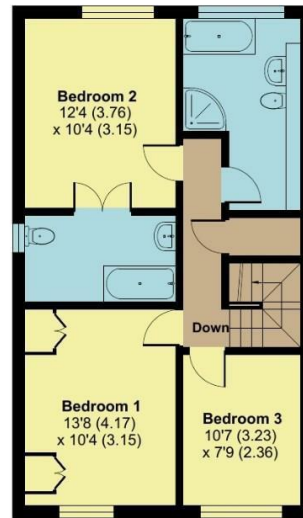
For identification only - Not to scale



**OUTBUILDING
APPROX FLOOR
AREA 4.4 SQ M
(48 SQ FT)**



**GROUND FLOOR
APPROX FLOOR
AREA 66.3 SQ M
(714 SQ FT)**



**FIRST FLOOR
APPROX FLOOR
AREA 60.2 SQ M
(648 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: 1148770

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C		69	
(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 - Detached Beds: 3 Bathrooms: 2 Receptions: 3 Tenure: Freehold

Summary

Dale Park Walk in Cookridge presents an extended three-bedroom detached home, nestled in a cul-de-sac in central Cookridge. This location offers close proximity to reputable schools and excellent transport links, making it a popular choice for a variety of buyers.

Key Features:

- This extended three bedroom detached offers versatile living space, perfect for adapting to your family's needs.
- Entrance vestibule a convenient space for coats and shoes.
- Spacious lounge features a charming fireplace, doors leading to the front driveway, and double doors opening into the kitchen/diner.
- Extended kitchen/diner is open plan and offers ample cupboard storage and work surface area, with access to the rear garden.
- Downstairs Study/Playroom a versatile space that can be tailored to suit your family's requirements.
- Three bedrooms, the master bedroom includes fitted wardrobes. The second double bedroom at the rear boasts a large en-suite bath/wet room.
- Sleek house bathroom features a four-piece white suite and fitted storage units.
- Driveway at the front of the property for convenient parking.
- Low maintenance rear garden includes a wrap-around patio area, artificial grass, and a hedge boundary for privacy.
- Potential for further extension, this property offers superb potential to extend further or convert into a four-bedroom home with the current space on offer, should you wish. It is move-in ready, with huge potential to personalise and make it your own.

If you are looking for a spacious home in central Cookridge, close to amenities, and ready for you to put your own stamp on, then this is the home for you. Call today to arrange your viewing.

Features

- EXTENDED THREE BEDROOM DETACHED • KITCHEN / DINER • SPACIOUS LOUNGE • TWO BATHROOMS • LOW MAINTENANCE PRIVATE REAR GARDEN • STUDY/PLAYROOM • CUL DE SAC LOCATION • COUNCIL TAX BAND:- D • EPC RATING:- C