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Silk Mill Close, Cookridge, LS16

Guide Price £250,000

Property Images



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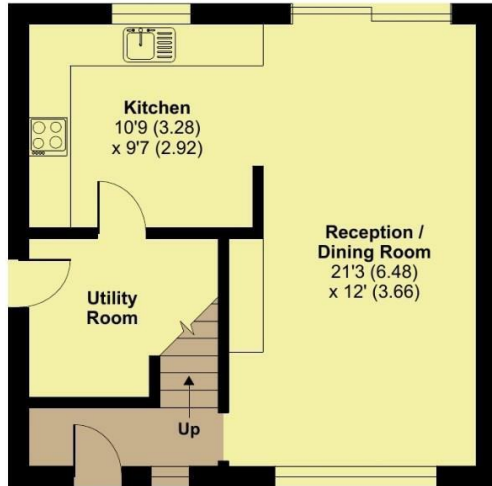
Property Images



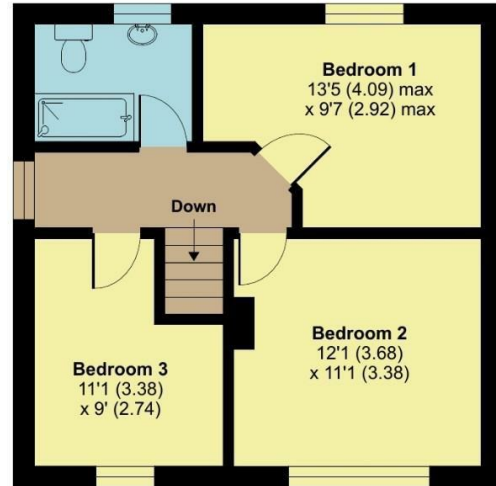
Silk Mill Close, Leeds, LS16

Approximate Area = 924 sq ft / 85.8 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 42.9 SQ M
(462 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 42.9 SQ M
(462 SQ FT)

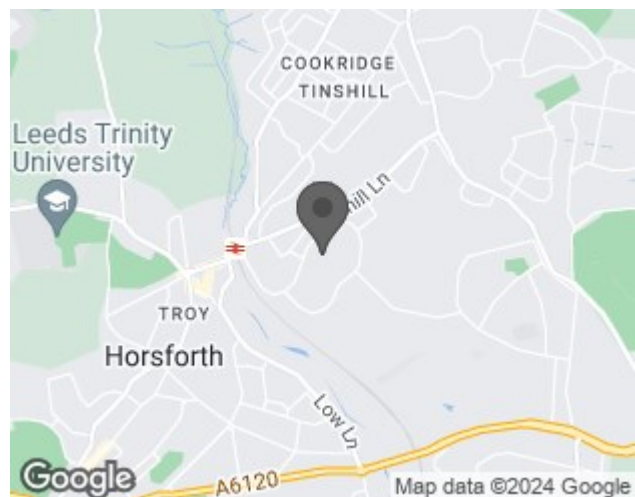


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrthcom 2024. Produced for Hunters Property Group. REF: 1153820

EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Map



Details

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

Summary

Welcome to Silk Mill Close, a charming three-bedroom semi-detached home located in a popular area close to amenities, commute links, and sought-after schools, making it a fantastic starter home.

Key Features:

- The property is set back from the road with a green to the front and stunning views from the rear, ensuring a quiet and delightful living environment.
- The current vendors have maintained and modernised the property while still leaving options for you to personalise it.
- The entrance hallway includes convenient understairs storage.
- The open plan living, dining room, and kitchen offer a fantastic space. The area features patio doors at the rear, showcasing stunning views, which create a welcoming and bright atmosphere in the living area.
- The kitchen is designed in a neutral shaker style with plenty of base and eye-level units, providing ample storage.
- Additional utility room for extra storage and functionality or could be converted to office / study space.
- Three generous-sized bedrooms offering comfortable living spaces.
- White bathroom suite with a shower over the bath.
- The front of the property is accessible via the green area between Silk Mill Close and Silk Mill Avenue, making the front very private and quiet.
- A large private garden with a patio area at the rear, perfect for enjoying the stunning views and outdoor living

This is a fantastic starter or downsizer home that is move-in ready and awaiting its new owners. Call today to book a viewing!

Features

- THREE BEDROOM SEMI DETACHED • STUNNING VIEWS • MOVE IN READY • OPEN PLAN LIVING • UTILITY AREA • POPULAR LOCATION • GOOD SIZE REAR GARDEN • COUNCIL TAX BAND:- A • EPC RATING:- D