

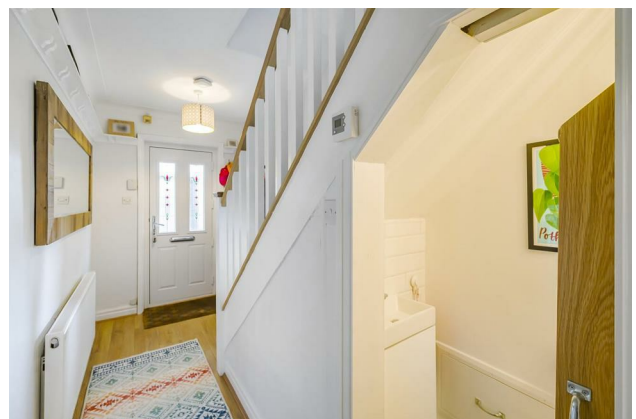
# HUNTERS®

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Hillcrest Rise, Cookridge, LS16

Guide Price £465,000

Property Images



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## Hillcrest Rise, Leeds, LS16

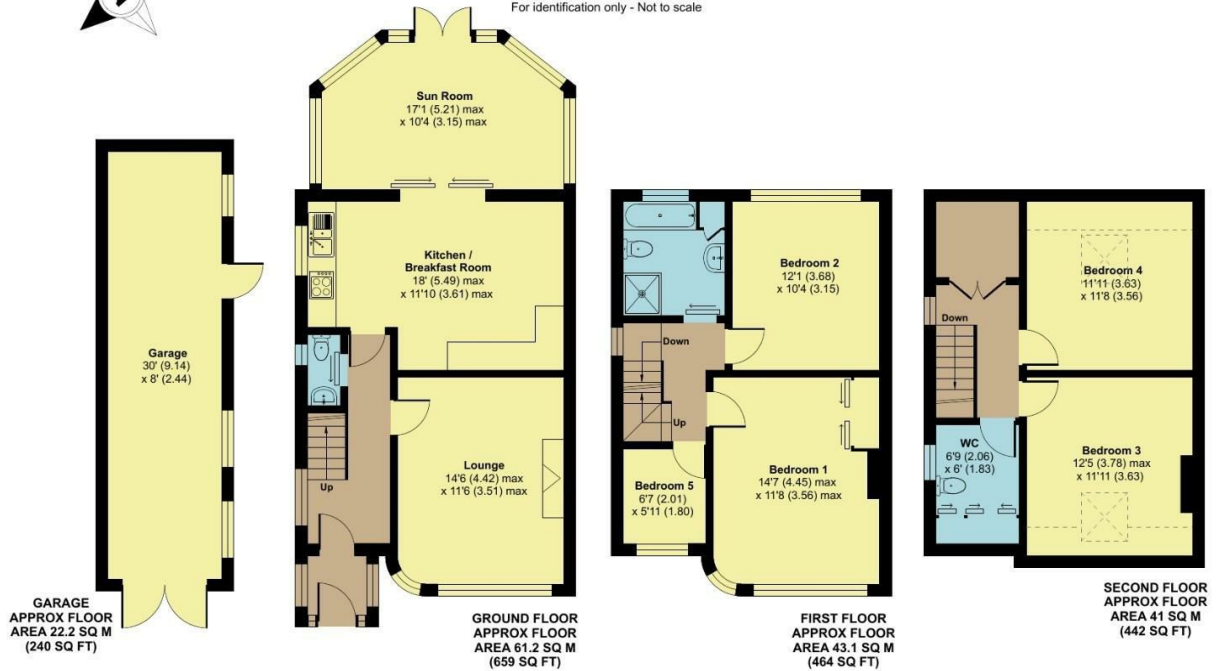
Approximate Area = 1518 sq ft / 141 sq m

Limited Use Area(s) = 47 sq ft / 4.3 sq m

Garage = 240 sq ft / 22.2 sq m

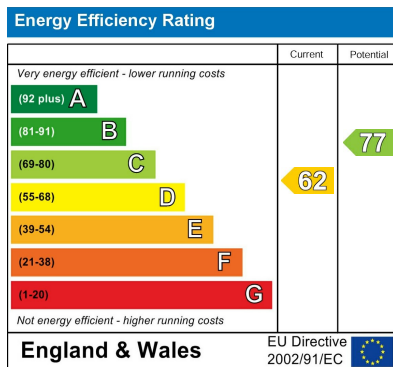
Total = 1805 sq ft / 167.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrthcom 2024. Produced for Hunters Property Group. REF: 1152331

## EPC



## Map



## Details

Type: House - Semi-Detached Beds: 5 Bathrooms: 2 Receptions: 2 Tenure: Freehold

## Summary

SOLD PRIOR TO MARKETING.

Welcome to Hillcrest Rise, Cookridge, a fantastic five-bedroom semi-detached home located in a highly sought-after area. This property is ideal for families, offering proximity to popular local walks, reputable schools, excellent commute links, and various amenities.

### Key Features:

- This superb family home has been lovingly modernised and well maintained by the current vendors, ensuring it is ready for its new owners to add their personal touch.
- The home features a welcoming porch and hallway entrance, complete with a convenient downstairs WC.
- The lounge boasts a large window, a feature fireplace, and built-in storage in the alcoves, creating a cosy and practical living space.
- Neutral Shaker style kitchen/dining room: The kitchen offers plenty of base and eye-level units, and the dining room has patio doors leading to the rear garden and access to the sunroom.
- The sunroom is a good size with a solid roof and skylight, providing a bright and airy space.
- The first floor includes two double bedrooms and a single bedroom, with the master bedroom featuring a picture frame window that offers stunning views.
- The house bathroom is equipped with four-piece suite and a storage cupboard for added convenience.
- The second floor has two additional bedrooms with charming beams, skylights, and eaves storage. There is also a spacious WC on this floor.
- The property benefits from a spacious driveway offering plenty of off-street parking, a carport, and access to a one-and-a-half-length garage.
- The rear garden is private and larger than average, featuring a play area and patio, perfect for family activities and entertaining.

This is a fantastic family home that has been updated yet still offers the opportunity for you to make it your own. Located in a highly sought-after area, this property is a must-see.

## Features

- SEMI DETACHED • FIVE BEDROOMS • THREE BATHROOMS • KITCHEN / DINER • MOVE IN READY • SOUGHT AFTER LOCATION • LARGER THAN AVERAGE GARDEN • COUNCIL TAX BAND:- D • EPC RATING:- D