

# HUNTERS®

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Eaton Hill, Cookridge, LS16

Guide Price £525,000

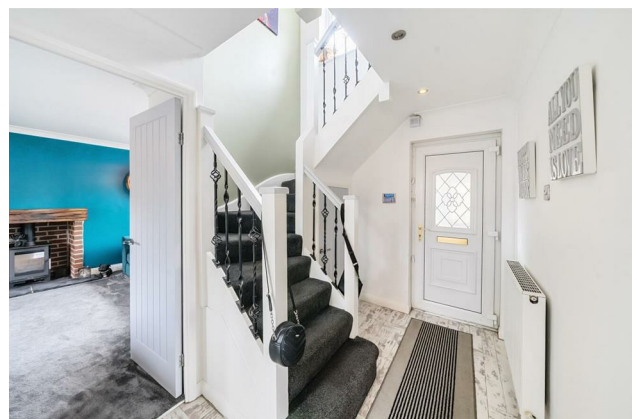
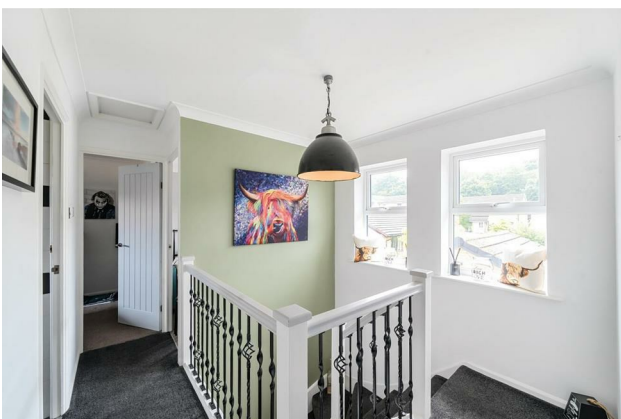
Property Images



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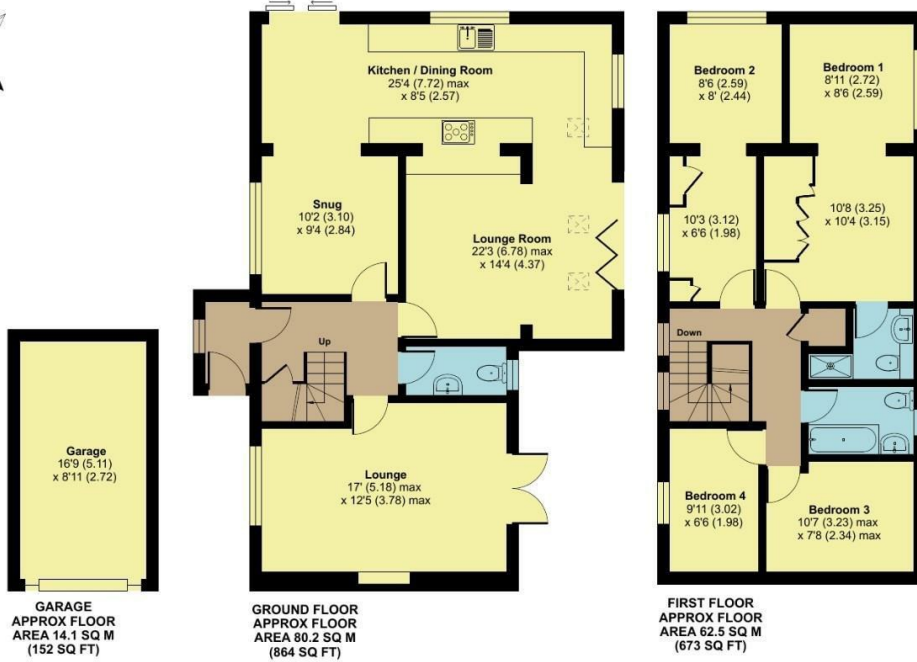
## Eaton Hill, Leeds, LS16

Approximate Area = 1537 sq ft / 142.7 sq m

Garage = 152 sq ft / 14.1 sq m

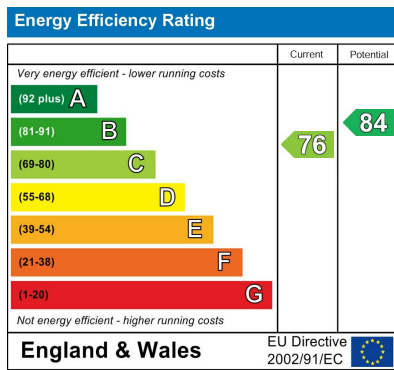
Total = 1689 sq ft / 156.8 sq m

For identification only - Not to scale

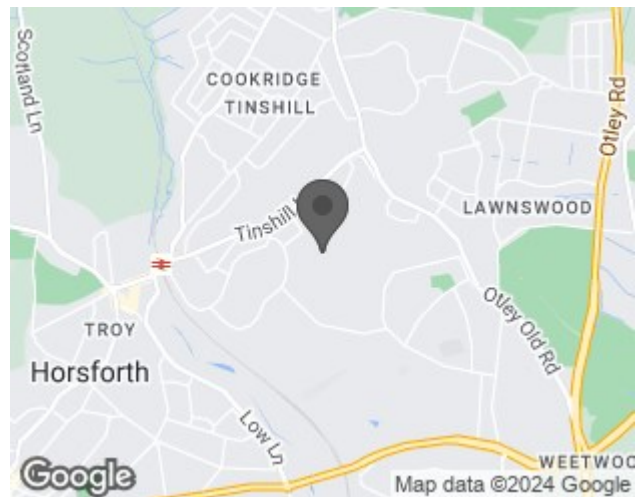


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrthcom 2024. Produced for Hunters Property Group. REF: 1141400

### EPC



### Map



### Details

Type: House - Detached Beds: 4 Bathrooms: 2 Receptions: 3 Tenure: Freehold

## Summary

Welcome to Eaton Hill, a superb four-bedroom detached home situated in the highly sought-after area of Cookridge. This popular location offers proximity to excellent schools, gyms, amenities, and convenient commute links, making it ideal for families.

### Key Features:

- Extended detached home which has been modernised and well-maintained by the current vendors.
- Entrance Vestibule perfect for coats and other essentials.
- Entrance Hallway features understairs storage and a modern downstairs WC.
- Spacious Living room boasts dual aspect window and patio doors with access to the rear garden and a cosy woodburner.
- Open plan Kitchen/Diner/Family room equipped with sliding doors leading to the large rear garden. The kitchen/diner features sleek modern lines and a breakfast island, providing a fantastic space for socialising and entertaining.
- Family Room and Snug Room offers plenty of versatility to suit any family's needs.
- Four generous bedrooms, the master bedroom includes a dressing area and en-suite, whilst the second bedroom features a dressing area and offers stunning far-reaching views
- House bathroom equipped with a shower over the bath.
- Off-street parking is available at the front of the property and garage offering a further storage solution.
- Large wrap-around rear garden includes a patio area and a decking seating area, providing ample outdoor social space. The garden is fully enclosed, offering a safe and relaxing environment for the family to enjoy.

To appreciate the space this home offers, you must view it. Call today to book your viewing!

### Features

- EXTENDED DETACHED • SPACIOUS HOME • OPEN PLAN KITCHEN / DINER / FAMILY SNUG ROOM • WELL MAINTAINED AND MODERNISED THROUGHOUT • GOOD SIZE GARDEN • MASTER EN-SUITE AND DRESSING AREA • OFF STREET PARKING AND GARAGE • EPC RATING :- C • COUNCIL TAX BAND:- E