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Blackwood Avenue, Cookridge, LS16

Guide Price £325,000

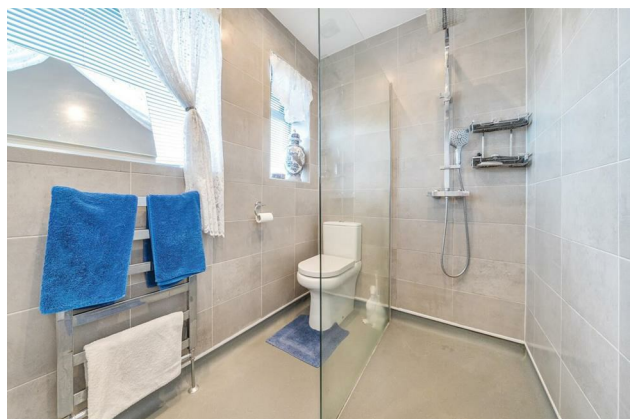
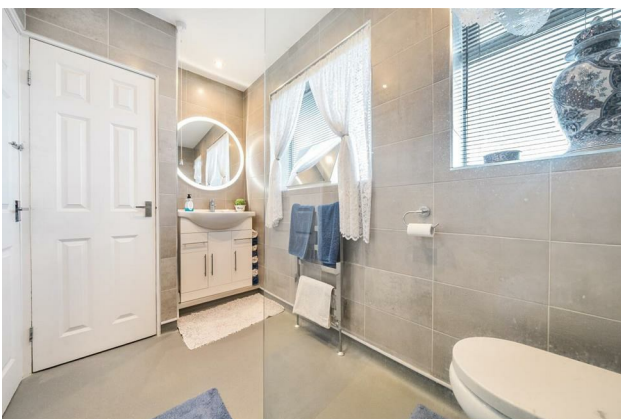
Property Images



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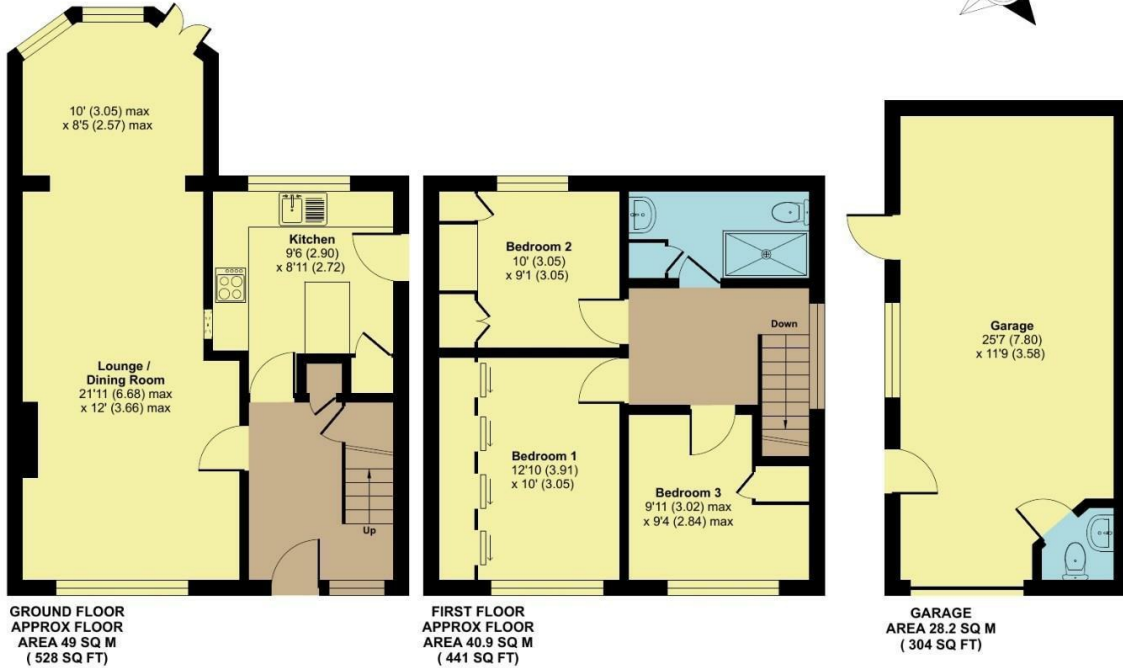
Blackwood Avenue, Leeds, LS16

Approximate Area = 969 sq ft / 90 sq m

Garage = 304 sq ft / 28.2 sq m

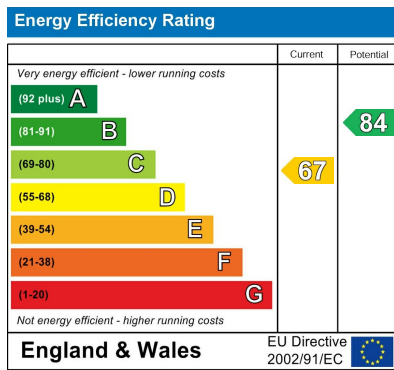
Total = 1273 sq ft / 118.2 sq m

For identification only - Not to scale

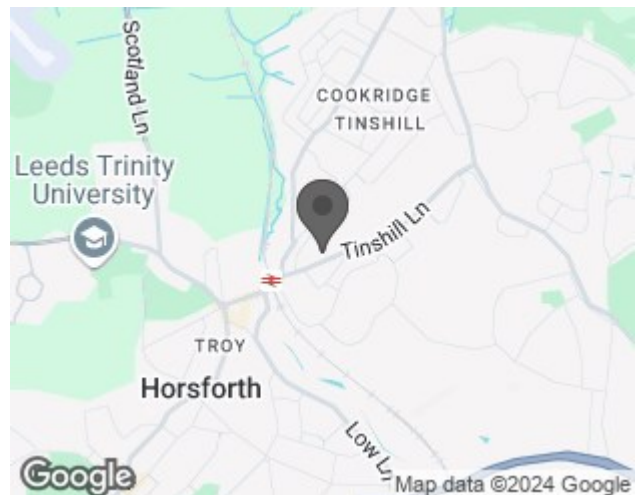


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrtchecom 2024. Produced for Hunters Property Group. REF: 1181915

EPC



Map



Details

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

Summary

Welcome to Blackwood Avenue, Cookridge - a superbly extended three-bedroom semi-detached home that offers both versatility and modern comfort. Situated close to local amenities, reputable schools, nurseries, and wonderful wildlife walks, this home also boasts fantastic commute links with bus and train services just a stone's throw away.

Key Features:

- **Extended Living Space:** This much-loved home has been meticulously maintained and modernised over the years and offers superb versatile living space and potential for further extension – subject to planning permission.
- **Spacious Hallway:** Welcoming you into the home with ample space.
- **Through Lounge:** Features a large window allowing natural light to flood the room, a cosy log burner, a dining area, and an additional sitting area with access to and views of the rear garden.
- **Modern Kitchen:** Shaker-style kitchen in neutral tones, equipped with a breakfast bar, pantry, and convenient access to the driveway at the side of the property.
- **Spacious Landing:** Leading to three generously sized bedrooms.
- **Master Bedroom:** Includes fitted wardrobes with excellent storage and a hidden TV point.
- **Second Double Bedroom:** Positioned at the rear, featuring a picture frame window with stunning far-reaching views.
- **Third Bedroom:** A well-sized single room with a built-in storage cupboard.
- **Modern Wet Room:** Includes a vanity unit, demist mirror, and a storage cupboard.
- **Loft:** Fully boarded and plastered, with a Velux window - ideal as a hobby room or potential home office space.
- **Front Exterior:** Block-paved area offering plenty of off-street parking.
- **Rear Garden:** Fully enclosed, south-facing garden with a patio and decking area, low-maintenance hedge boundary.
- **Double-Length Garage:** Offers potential for conversion, equipped with power, water, and a WC - perfect for additional storage or as a versatile space.

Additional Features:

- Owned solar panels for energy efficiency.

This is a fantastic starter or family home, perfectly situated close to amenities, commutes, and schools. It's move-in ready and must be viewed to fully appreciate the space on offer.

Call our friendly team today to book your viewing!

Features

- EXTENDED SEMI DETACHED • THREE BEDROOMS • OWNED SOLAR PANELS • THROUGH LOUNGE / DINER • MODERN WET ROOM • WELL PRESENTED AND MOVE IN READY • GARAGE WITH WC - PERFECT OPPORTUNITY TO CONVERT TO GYM OR HOME OFFICE • COUNCIL TAX BAND:- C • EPC RATING:- D