

# HUNTERS®

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Otley Old Road, Cookridge, LS16

Guide Price £575,000

Property Images



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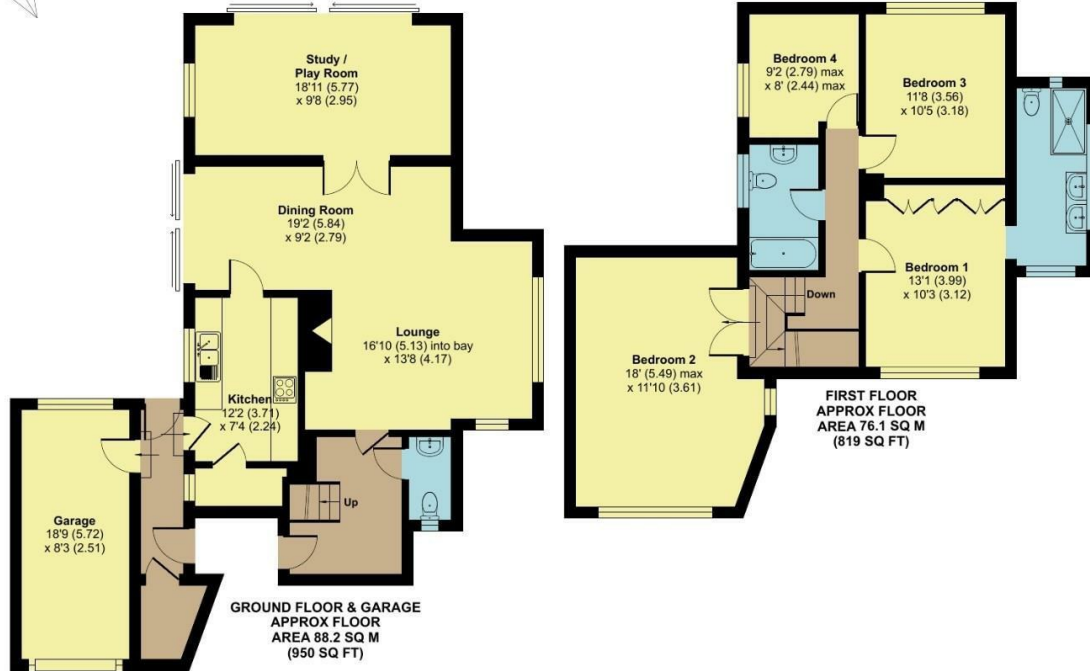
## Otley Old Road, Leeds, LS16

Approximate Area = 1621 sq ft / 150.6 sq m

Garage = 148 sq ft / 13.7 sq m

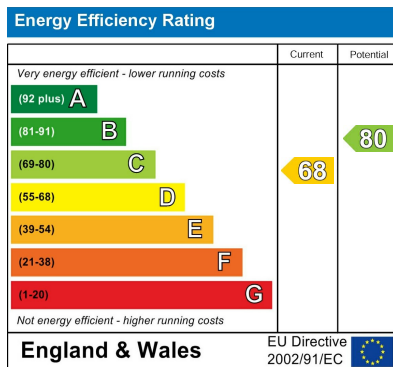
Total = 1769 sq ft / 164.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrhcom 2024. Produced for Hunters Property Group. REF: 1188451

### EPC



### Map



### Details

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

## Summary

Otley Old Road is a stunning four bedroom detached family home, situated in the sought-after area of Cookridge, this beautifully extended and modernised 4 bedroom detached home is perfect for family living. Located close to a wide range of amenities, including gyms, a golf club, doctors' surgeries, shops, and excellent bus and train links to the city centre. The property also falls within a great catchment area for nurseries and schools.

### Key Features:

- Beautifully presented and move-in ready this home has been modernised and extended by the current owners, offering versatile spaces to suit all family needs.
- Spacious welcoming hallway with a convenient downstairs WC.
- Open-plan "L" shape living area: The lounge, family room, and dining space feature large picture frame windows, flooding the area with natural light. Ideal for entertaining or family living, it includes solid wood flooring and a cosy log burner.
- Versatile extension to the rear is currently used as a playroom/study with built in storage, this space boasts solid wood flooring, a vaulted ceiling, large windows, and access to the stunning rear garden.
- Modern and sleek, the kitchen is fully equipped with high-quality integral Neff appliances, including a self-cleaning oven, hob, and fridge freezer. A large larder offers additional storage, making the space both stylish and functional. The kitchen also provides convenient access to the side entrance and garage, enhancing the home's practicality and flow.
- There are four generously sized bedrooms. The stunning master bedroom, a true retreat featuring dual aspect windows that fill the space with an abundance of natural light and offer far-reaching views of the surrounding landscape. The second double bedroom offers ample space and convenience, complete with fitted wardrobes for streamlined storage. The room benefits from its own modern en-suite, featuring a luxurious walk-in shower and dual basin, providing both style and practicality. This thoughtfully designed bedroom ensures comfort and functionality, perfect for guests or family members.
- The family bathroom exudes charm and sophistication, featuring a classic roll-top bath for luxurious relaxation. A striking, stylish vanity unit houses the sink, adding a unique design element to the space, creating the perfect blend of modern comfort and timeless elegance.
- The paved driveway at the front of the property offers ample off-street parking and access to the side of the property and garage, which includes a utility area.
- The expansive rear garden is beautifully landscaped, featuring a well-maintained lawn, a spacious patio area perfect for outdoor entertaining, and charming railway sleeper borders. Hedged boundaries ensure privacy, making this an ideal space for relaxation, family enjoyment, and tranquil outdoor living.

This spacious, well-presented home is perfect for a growing family and must be seen to be fully appreciated. It's a property that will not disappoint.

Call our team today to arrange a viewing!

## Features

- EXTENDED DETACHED HOME • FOUR BEDROOMS - ONE WITH EN-SUITE • OPEN PLAN LIVING AREA • SUPERB PLAY ROOM / STUDY • MOVE IN READY • DRIVEWAY / GARAGE AND UTILITY AREA • CLOSE TO AMENITIES AND REPUTABLE SCHOOLS • EPC RATING:- D • COUNCIL TAX BAND:- E