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Woodhill Grove, Cookridge, LS16

Guide Price £280,000

Property Images



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Floorplan

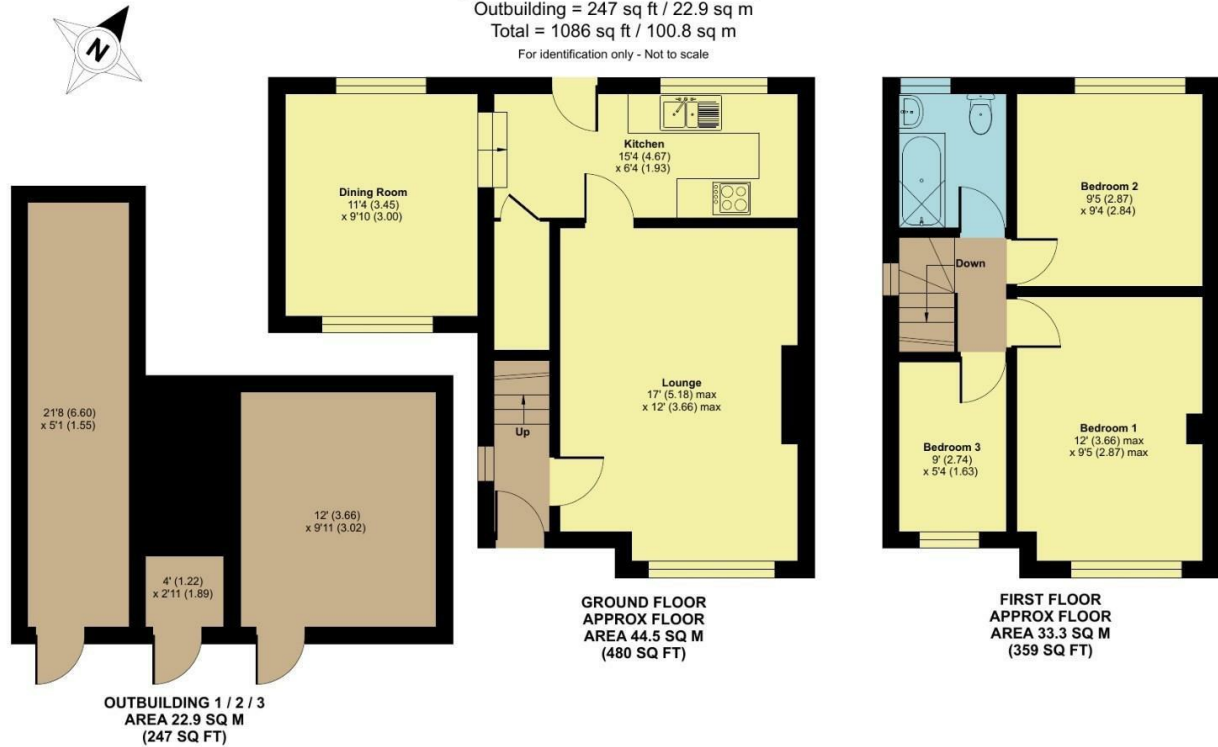
Woodhill Grove, Leeds, LS16

Approximate Area = 839 sq ft / 77.9 sq m

Outbuilding = 247 sq ft / 22.9 sq m

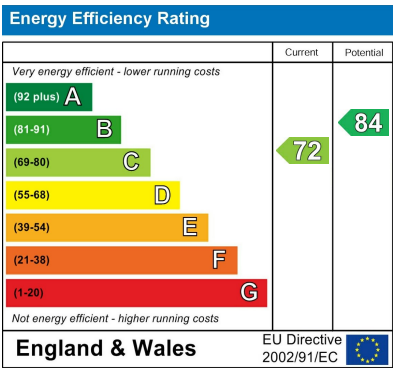
Total = 1086 sq ft / 100.8 sq m

For identification only - Not to scale

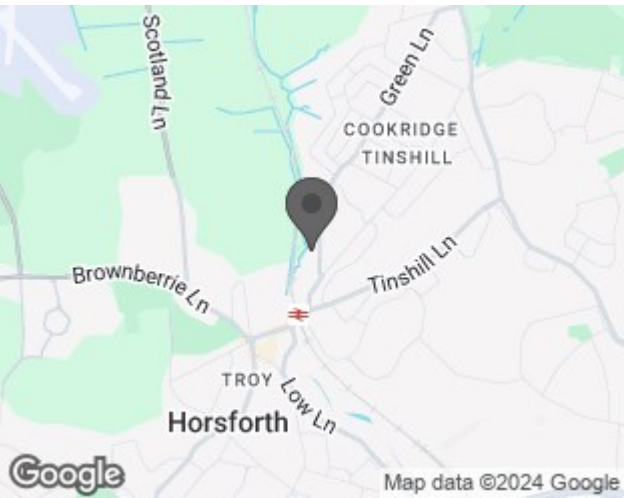


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Hunters Property Group. REF: 1196300

EPC



Map



Details

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

Summary

Woodhill Grove, Cookridge is a charming extended three-bedroom semi-detached home. Nestled in a popular cul-de-sac location, this much-loved and well-maintained three-bedroom semi-detached home offers a fantastic opportunity for first-time buyers and families alike. Its prime location provides easy access to Horsforth Train Station, local amenities, and reputable schools and nurseries, making it an ideal choice for those seeking convenience and a sense of community.

Key Features:

- **Spacious Living Areas:** the property boasts a generous lounge, complete with a gas feature fireplace, creating a warm and inviting atmosphere.
- **Well-Equipped Kitchen:** The kitchen has plenty of base and eye-level units, plus a handy pantry store, and flows seamlessly into the dining room. The large window in the dining area frames beautiful views of the private rear garden.
- **Three Bedrooms:** The master bedroom is spacious and filled with natural light, while the second bedroom, currently used as a study, is a double and benefits from a picture frame window, perfect for enjoying the tranquil garden views. The third is a single room, featuring convenient storage above the bulkhead, offering practical space-saving solutions. Ideal for use as a child's bedroom, home office, or guest room.
- **Family Bathroom:** Featuring a shower over the bath, the family bathroom is practical and well-presented.
- **Additional Storage:** The property also includes useful storage space beneath the house, ideal for keeping your home clutter-free.

Exterior Highlights:

- **Front Garden and Driveway:** A mature front garden with well-kept flower beds enhances the property's curb appeal, alongside a convenient driveway.
- **Stunning Rear Garden:** The rear garden is a true gem, designed as a natural wildlife haven. With mature plants, shrubs, a pond, and even a hedgehog home, it's a delightful outdoor space to relax and observe nature.
- The property enjoys a private rear outlook, backing onto woodland with no public access, ensuring a peaceful and secluded environment, perfect for nature lovers and those seeking privacy.

This home offers tremendous potential for modernisation, allowing you to truly make it your own. The blend of character, charm, and potential in this lovely property is sure to impress. Don't miss the chance to view this wonderful home—call our team today to arrange a viewing.

Features

- EXTENDED SEMI DETACHED • THREE BEDROOMS • LIVING ROOM / KITCHEN & SEPARATE DINING ROOM • PERFECT OPPORTUNITY TO MAKE YOUR OWN • POPULAR CUL DE SAC LOCATION • BEAUTIFUL LARGE NATURAL GARDEN • COUNCIL TAX BAND:- C • EPC RATING:- C