

# HUNTERS®

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**Moseley Wood Walk, Cookridge, LS16**

**Guide Price £200,000**

**Property Images**

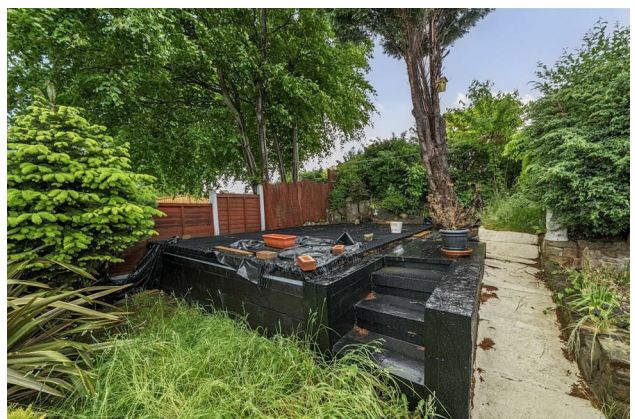
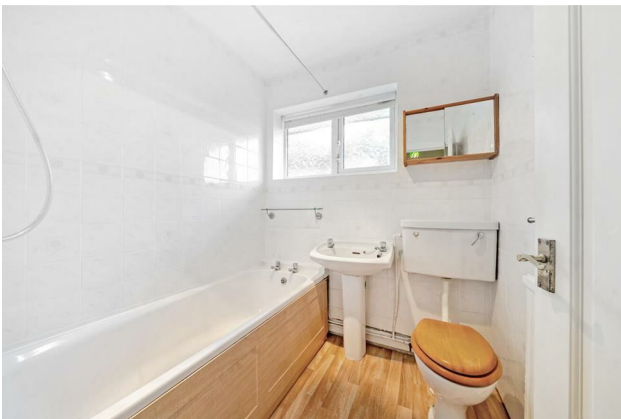




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## Property Images





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## Moseley Wood Walk, Leeds, LS16

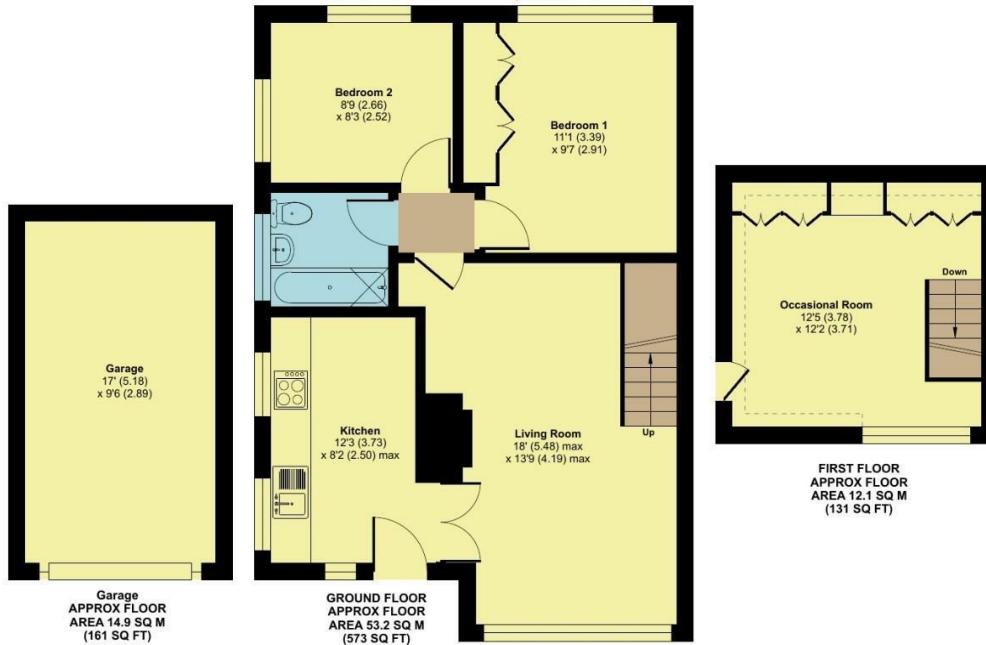
Approximate Area = 704 sq ft / 65.4 sq m

Limited Use Area(s) = 20 sq ft / 1.8 sq m

Garage = 161 sq ft / 14.9 sq m

Total = 885 sq ft / 82.1 sq m

For identification only - Not to scale

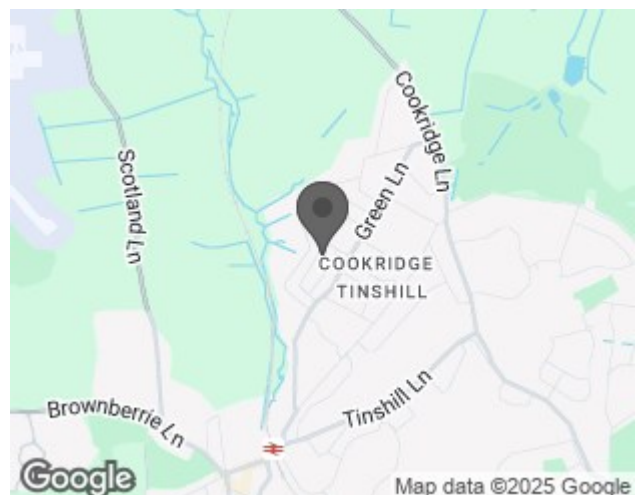


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Hunters Property Group. REF: 1303720

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>61</b>	<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Map



## Details

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

## Summary

### Moseley Wood Walk, Cookridge – Two-Bedroom Semi-Detached Bungalow with Outstanding Potential

Situated in the ever-popular Cookridge area, this two-bedroom semi-detached bungalow offers an exciting opportunity for those looking to modernise and create a home tailored to their own taste. With superb scope to extend (subject to planning permission) and set in an elevated position, the property enjoys wonderful views over open fields and towards Leeds Bradford Airport.

#### Key Features:

- In need of modernisation but bursting with potential
- Excellent scope to extend, as neighbouring properties have done (STPP)
- Sought-after location close to local amenities, transport links, and scenic walks
- Spacious lounge with large picture window overlooking the rear garden
- Kitchen with direct access to the rear garden
- Two bedrooms – one double and one single
- House bathroom
- Occasional loft room offering versatility and future development potential
- Elevated frontage with garden, driveway, and garage
- Tiered rear garden enjoying far-reaching views over fields and beyond

This chain-free property is a blank canvas, perfect for those looking to put their own stamp on a home and add significant value. Don't miss out on this fantastic opportunity in a desirable Cookridge location – book your viewing today!

## Features

- CHAIN FREE • REQUIRES MODERNISATION • TWO BEDROOM - WITH LOFT OCCASIONAL ROOM • SEMI DETACHED BUNGALOW • SOUGHT AFTER LOCATION • SUPERB POTENTIAL • EPC RATING:- D • COUNCIL TAX BAND:- C