

# HUNTERS®

HERE TO GET *you* THERE

**Cookridge House, Oak Park Lane, LS16**

**Guide Price £250,000**

**Property Images**





# HUNTERS®

HERE TO GET *you* THERE

## Property Images



## Floorplan

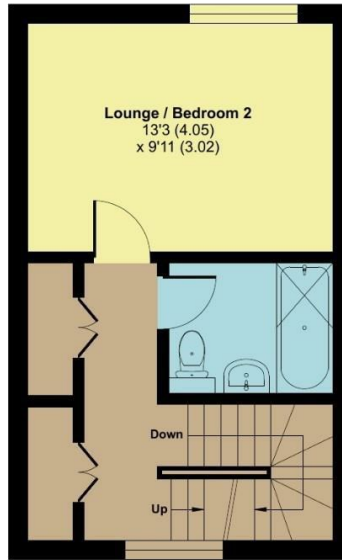
### Cookridge House, Oak Park Lane, Leeds, LS16

Approximate Area = 811 sq ft / 75.3 sq m  
 Limited Use Area(s) = 53 sq ft / 4.9 sq m  
 Total = 864 sq ft / 80.2 sq m  
 For identification only - Not to scale

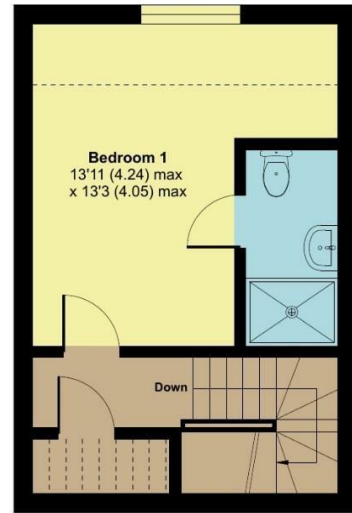
Denotes restricted  
head height



**GROUND FLOOR**  
 APPROX FLOOR  
 AREA 27.5 SQ M  
 (297 SQ FT)



**FIRST FLOOR**  
 APPROX FLOOR  
 AREA 27.5 SQ M  
 (297 SQ FT)



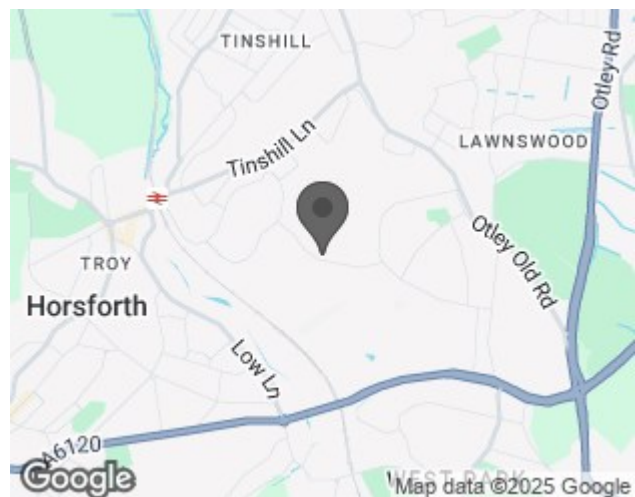
**SECOND FLOOR**  
 APPROX FLOOR  
 AREA 20.1 SQ M  
 (217 SQ FT)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hunters Property Group. REF: 1303220

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		88
(81-91) <b>B</b>	77	
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Map



## Details

Type: House - Mid Terrace Beds: 2 Bathrooms: 2 Receptions: 1 Tenure: Freehold

## Summary

Cookridge House, Oak Park Lane – A Rare Blend of Timeless Character and Contemporary Elegance

Welcome to Cookridge House, a stunning two-bedroom mid-terrace masterpiece nestled in the heart of an exclusive development on Oak Park Lane. This exquisite Grade II listed gem masterfully marries heritage architecture with high-end modern design, creating a home that is as inspiring as it is inviting.

From the moment you arrive, you'll be swept away by the effortless elegance and attention to detail.

Whether you're a first-time buyer, or seeking to downsize in style, this one-of-a-kind residence delivers luxurious comfort without compromise.

- **Versatile & Visionary Living;** The current owners have transformed this space with flair and creativity. What was once a traditional layout now offers a modern twist on luxury living—the ground floor flows effortlessly from room to room, while upstairs, the main bedroom has been reimagined as a serene sanctuary. Prefer to switch things back? The layout is flexible and designed to evolve with your lifestyle.
- **Welcoming Entrance Hallway;** Step through the door and feel instantly at home. A generous storage cupboard keeps things effortlessly tidy, while a chic downstairs W.C. adds convenience with style.
- **Stunning Open-Plan Kitchen & Dining Area;** Perfect for entertaining or unwinding after a long day, this light-filled space boasts soaring ceilings, original stone mullions, and a bay window with French doors that open to your private garden—bringing the outside in with grace and sophistication.
- **Stylish Living Room with a View;** Formerly Bedroom Two, this space is now an elegant and cosy lounge, offering breathtaking views and an inviting atmosphere. It's a clever reimagining that perfectly showcases the home's adaptability.
- **Luxurious Main Bedroom Suite;** Prepare to be wowed. With a vaulted ceiling, dramatic proportions, and a lavish en-suite shower room, this bedroom is a showstopper—a perfect retreat to relax, recharge, and revel in your surroundings.
- **Elegant House Bathroom;** With its clean lines and calming palette, the main bathroom offers a spa-like experience, complete with a shower over bath—perfect for both quick morning routines and indulgent evening soaks.
- **Enchanting Outdoor Space;** Landscaped to perfection, the garden features maintenance-free artificial lawn, a stylish Indian stone patio, and secure fencing with gated access. Whether you're hosting a summer gathering or enjoying a quiet coffee, this space is a private oasis.
- **Convenient Parking;** With your two allocated parking bays, coming home is always easy.

A Home to Fall in Love With – Viewing is Essential

Cookridge House is more than bricks and mortar, it's a curated lifestyle, tailored for the discerning buyer who craves individuality, charm, and effortless sophistication. From top to bottom, this is a home that surprises and delights at every turn.

Don't just dream it—live it. Arrange your viewing today and prepare to be captivated.

## Features

• VERSATILE LIVING SPACE • GRADE II LISTED BUILDING • TWO ALLOCATED PARKING BAYS • MODERN LIVING • SOUGHT AFTER LOCATION • MUST BE VIEWED • TWO BEDROOMS • STUNNING VIEWS • EPC RATING:- C • COUNCIL TAX BAND:- C