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Otley Old Road, Cookridge, LS16

Guide Price £600,000

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Otley Old Road, Leeds, LS16

Approximate Area = 1649 sq ft / 153.1 sq m

Limited Use Area(s) = 37 sq ft / 3.4 sq m

Outbuilding = 230 sq ft / 21.3 sq m

Total = 1916 sq ft / 177.8 sq m

For identification only - Not to scale

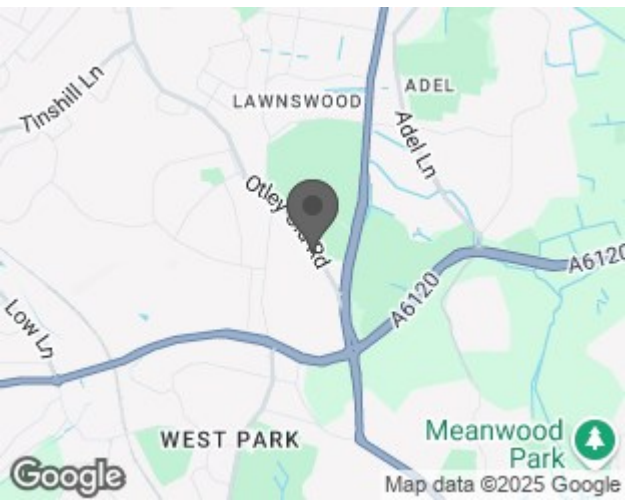


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Hunters Property Group. REF: 1303705

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Map



Details

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

Summary

Impressive and Extended Four-Bedroom Family Home – Otley Old Road, LS16

A beautifully modernised and spacious semi-detached home in a prime location. Situated along the ever-popular Otley Old Road, this stunning four-bedroom family home offers a perfect blend of character, quality, and contemporary living. Set within easy reach of Adel, Cookridge, Horsforth and Headingley, the property enjoys access to a wealth of local amenities including highly regarded schools and nurseries, leisure facilities, gyms, shops, and some of the area's most scenic countryside walks. With excellent transport and commuter links into Leeds and beyond, this home is ideal for growing families looking for space, comfort, and convenience.

Lovingly updated and extended by the current owners, the property is presented to an exceptional standard throughout and offers generous living accommodation over three floors. The layout has been designed with modern family life in mind – with a bright, sociable kitchen/dining space, versatile bedrooms, luxurious bathrooms, and a fantastic garden to the rear.

Key Features:

- Charming curb appeal – The property is set back from the road with a long private driveway providing ample off-street parking and a neat, low-maintenance front garden.
- Porch entrance leading to a welcoming hallway – A stylish entrance with solid oak flooring which flows throughout the ground floor, setting the tone for the rest of the home. There is also convenient downstairs WC,
- Spacious living room – A cosy yet bright space with a large picture frame window flooding the room with natural light, and a beautiful log-burning stove perfect for relaxing evenings.
- Stunning extended kitchen/dining/family room – The heart of the home. A high-spec kitchen featuring sleek modern units and integrated appliances including oven, hob, fridge freezer, and dishwasher. Open-plan layout wraps around into the dining and family area with a contemporary gas fire, skylights, and patio doors – seamlessly connecting the indoors with the garden and creating the ideal space for entertaining and family time.
- First floor accommodation – Three generously sized bedrooms, including:
 - o A rear-facing bedroom with far-reaching views and fitted wardrobes
 - o A second double with built-in storage
 - o A versatile third bedroom ideal for children or a home office.
- Luxury family bathroom – A beautifully finished four-piece suite with bath, separate shower, vanity unit, and the added comfort of underfloor heating.
- Impressive main bedroom suite, located in the converted loft, this is a private and tranquil space featuring:
 - o A spacious sleeping area
 - o A cosy office/snug corner
 - o A sleek, modern en-suite shower room
 - o Plenty of natural light and a calm, elevated outlook
- Delightful rear garden – A beautifully maintained and peaceful outdoor space featuring lawned area, ideal for children to play, flower beds and mature shrubs and vegetable patch providing colour and privacy. A perfect setting for summer barbecues, morning coffee, or quiet relaxation. There is also the added benefit of a greenhouse and large shed for extra storage.
- Detached home office / studio – An ideal solution for home workers or hobbyists, offering both storage and flexible usage.

This property is a true gem – stylish, spacious, and ready to move straight into. From its charming exterior to its thoughtfully designed interior and beautiful garden, every aspect of this home has been carefully crafted for modern family living. Early viewing is strongly advised to avoid missing out.

Features

- EXTENDED SEMI DETACHED FAMILY HOME • FOUR BEDROOMS • MAIN BEDROOM WITH EN-SUITE • BEAUTIFULLY PRESENTED AND MOVE IN READY • FANTASTIC WORK FROM HOME STUDIO / OFFICE SPACE • WELL MAINTAINED & MODERNISED • BEAUTIFUL VIEWS • POPULAR LOCATION • EPC RATING:- C • COUNCIL TAX BAND:- E



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