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Laith Road, Cookridge, LS16

Guide Price £300,000

Property Images



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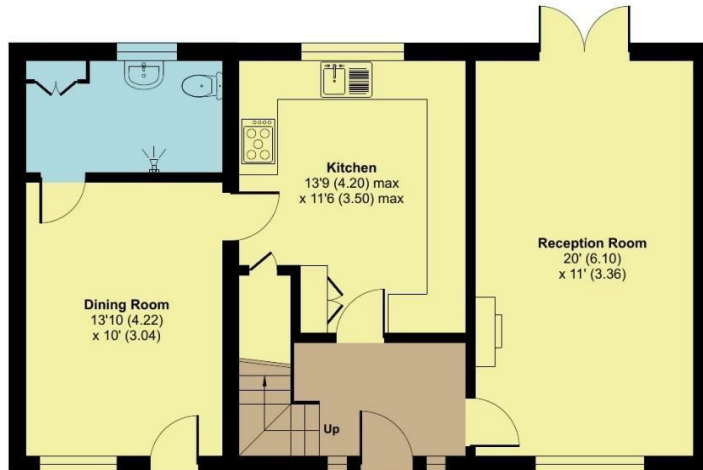
Property Images



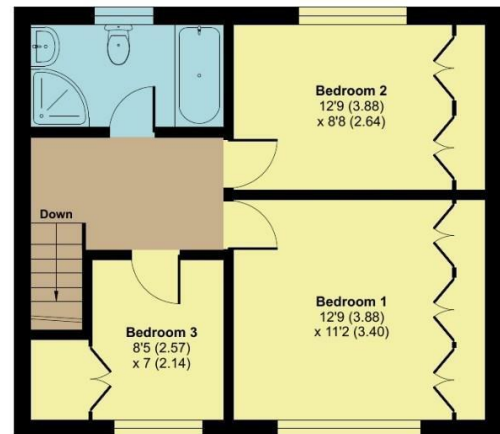
Laith Road, Leeds, LS16

Approximate Area = 1141 sq ft / 106 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 63 SQ M
(679 SQ FT)



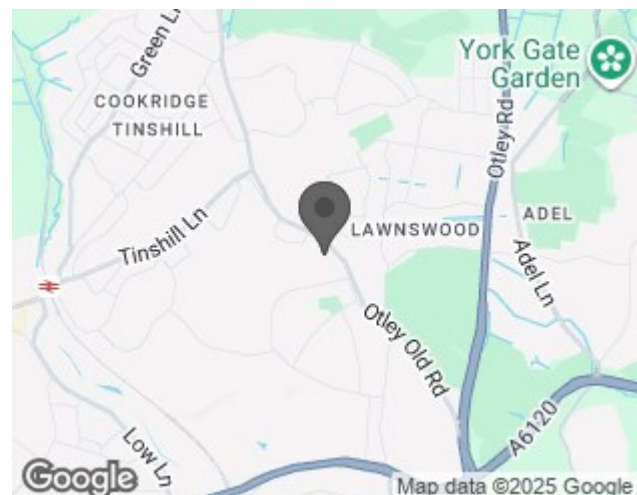
FIRST FLOOR
APPROX FLOOR
AREA 42.9 SQ M
(462 SQ FT)

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: 1340897

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(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: 3 Bathrooms: 2 Receptions: 2 Tenure: Freehold

Summary

Laith Road, Cookridge – An Immaculate Extended Three Bedroom Semi-Detached Home

Set on a generous plot in one of Cookridge's most sought-after residential areas, this beautifully presented Livett Cartwright-built home offers space, style, and a welcoming atmosphere from the very first step inside. With excellent local schools, open green spaces, and easy access to Horsforth, Headingley, and Leeds city centre, the location is perfect for families and professionals alike, combining a peaceful setting with fantastic connectivity.

This much-loved family home has been carefully updated and extended by the current owners, creating a property that is truly move-in ready – simply unpack and begin your new chapter.

Key Features:

- Welcoming Entrance Hallway – designed to keep the clutter of daily life neatly tucked away.
- Light & Bright Living Room – a through lounge with a feature fireplace, front window and rear patio doors opening directly onto the garden, flooding the room with natural light.
- Modern Kitchen – fitted with ample units, generous worksurface space, pantry store and additional storage cupboard.
- Separate Dining Room – ideal for family meals and entertaining, with access to the driveway.
- Ground Floor Wet Room – a thoughtful addition, perfect for guests or busy family mornings.
- Three Good-Sized Bedrooms – with fitted wardrobes to bedrooms one and two, and excellent storage in bedroom three.
- Spacious Family Bathroom – a stylish four-piece suite in calming, neutral tones.

Outside:

- Front Garden & Driveway – gated, with a neat lawn and hedge boundary offering both privacy and kerb appeal.
- Generous Rear Garden – a rare plot size for the area, featuring a large patio, lawn, and hedged boundary – the ideal space to entertain, play, or simply relax and unwind.

From the moment you walk through the door, this home feels welcoming, immaculate, and ready to embrace its next chapter. With its superb location, large garden, and thoughtful extension, Laith Road is a home that truly has it all – and it will not disappoint.

Features

- LIVETT CARTWRIGHT CONSTRUCTION • EXTENDED SEMI DETACHED • THREE BEDROOMS • IMMACULATELY PRESENTED THROUGHOUT • MODERN FOUR PIECE BATHROOM & SEPARATE WET ROOM • TWO RECEPTION ROOMS • DRIVEWAY • LARGE REAR GARDEN • EPC RATING:- C • COUNCIL TAX BAND:- B