

HUNTERS®

HERE TO GET *you* THERE

Haigh Wood Road, Cookridge, LS16

Guide Price £350,000

Property Images



HUNTERS®

HERE TO GET *you* THERE

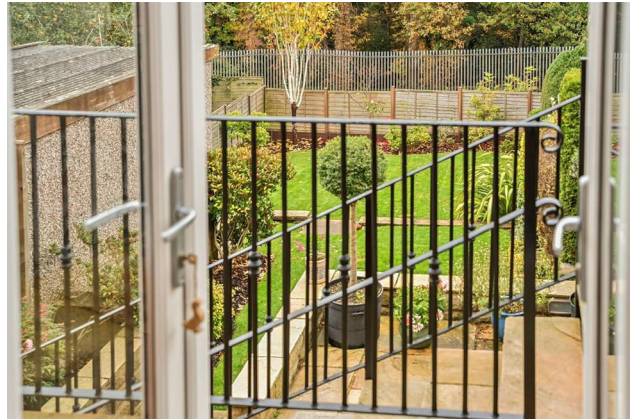
Property Images



HUNTERS[®]

HERE TO GET *you* THERE

Property Images



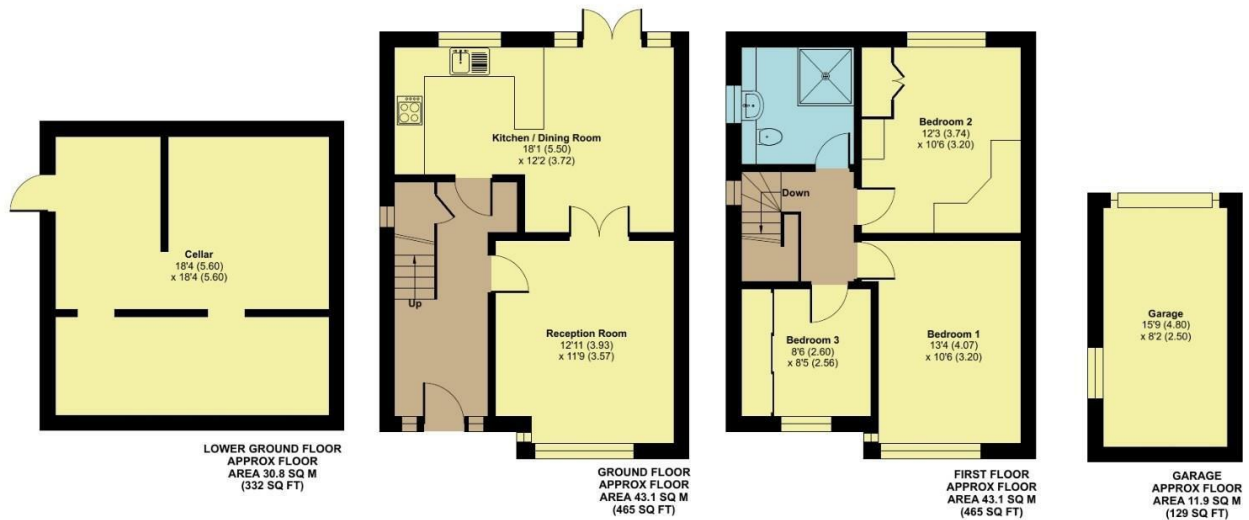
Haigh Wood Road, Leeds, LS16

Approximate Area = 1262 sq ft / 117.2 sq m

Garage = 129 sq ft / 11.9 sq m

Total = 1391 sq ft / 129.1 sq m

For identification only - Not to scale

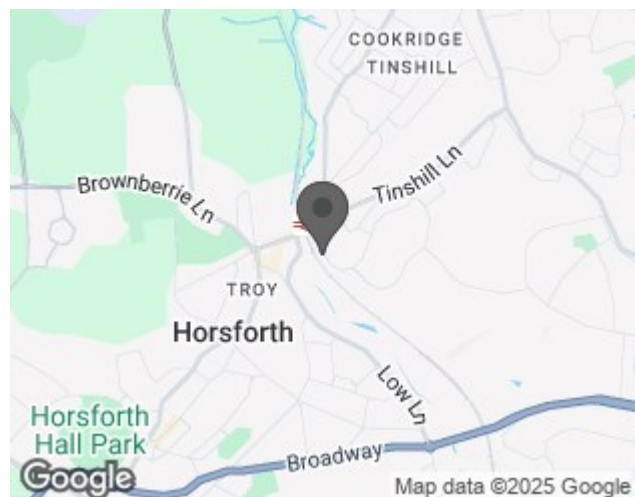


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Hunters Property Group. REF: 1374151

EPC

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

Summary

Haigh Wood Road is a much-loved three-bedroom semi-detached home that has been modernised and meticulously maintained by the current owners. Located in one of Horsforth's most popular and well-connected residential areas, this beautiful home offers both comfort and convenience — ideal for families, professionals, or anyone looking to settle into a friendly and sought-after community.

Haigh Wood Road enjoys an enviable location close to excellent transport links and reputable schools. Horsforth Train Station a stones throw away, offering regular services to Leeds, Harrogate, and York, perfect for commuters. The area is also well served by local bus routes and provides easy access to major road networks.

Families are particularly drawn to this area due to its proximity to highly regarded schools. Nearby, you'll also find a wealth of amenities, from local shops, cafes, and restaurants along Town Street, to larger supermarkets and leisure facilities. For outdoor enthusiasts, Horsforth Hall Park and Golden Acre Park are just a short drive away, offering beautiful green spaces for walks, picnics, and recreation.

Key Features

- A much-loved family home, beautifully presented and ready to move into, the vendors have secured an onward purchase, offering a potential end of chain.
- Welcoming entrance hallway with useful understairs storage.
- Lounge with a lovely bay window overlooking the front garden. The mature hedge provides privacy, and the room is decorated in warm, neutral tones. Elegant oak and glass doors connect this space to the dining area, creating an open, airy flow.
- Modern kitchen/diner featuring a breakfast bar and integrated appliances (fridge freezer, oven, hob, microwave, dishwasher). The dining area enjoys plenty of natural light and has direct access to the patio and large garden, making it ideal for entertaining.
- Three well-proportioned bedrooms:
 - o Main bedroom with bay window and pleasant front aspect.
 - o Second double bedroom with fitted wardrobes and a woodland outlook.
 - o Third bedroom with fitted storage, currently used as a dressing room.
- Contemporary shower room fitted with a double walk-in shower, vanity unit with sink, and WC, all finished to a high standard.
- Front garden with hedge boundary offering privacy; potential to extend the driveway (similar to neighbouring properties).
- Driveway leading to under-house storage and a separate garage. The property also features an electric car charging point.
- Generous rear garden, enclosed and larger than average for the area. Landscaped over tiers, it includes a patio area, two lawned sections, and fenced boundaries with mature shrubs, perfect for families and outdoor living.

This property is immaculate throughout and truly will not disappoint upon viewing. Whether you're looking to step onto the property ladder or upsize to your next family home, Haigh Wood Road offers a wonderful combination of style, space, and location, a truly fantastic place to call home.

Features

• SEMI DETACHED - THREE BEDROOM • MODERNISED AND IMMACULATELY PRESENTED THROUGHOUT • OPEN PLAN KITCHEN / DINER • MODERN BATHROOM • DRIVEWAY & GARAGE • LARGE GARDEN • SOUGHT AFTER LOCATION • COMPLETE CHAIN ABOVE • EPC RATING:- C • COUNCIL TAX BAND:- C