

HUNTERS®

HERE TO GET *you* THERE

Iveson Road, Cookridge, LS16

Guide Price £240,000

Property Images



HUNTERS®

HERE TO GET *you* THERE

Property Images



HUNTERS[®]

HERE TO GET *you* THERE

Property Images

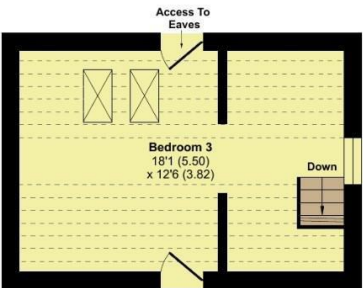


Iveson Road, Leeds, LS16

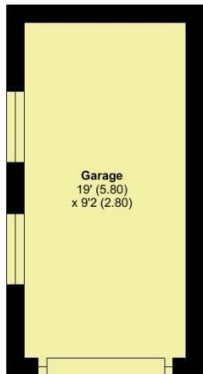
Approximate Area = 924 sq ft / 85.8 sq m
Limited Use Area(s) = 175 sq ft / 16.2 sq m
Garage = 175 sq ft / 16.2 sq m
Total = 1274 sq ft / 118.2 sq m
For identification only - Not to scale



Denotes restricted
head height



SECOND FLOOR
APPROX FLOOR
AREA 21.4 SQ M
(231 SQ FT)

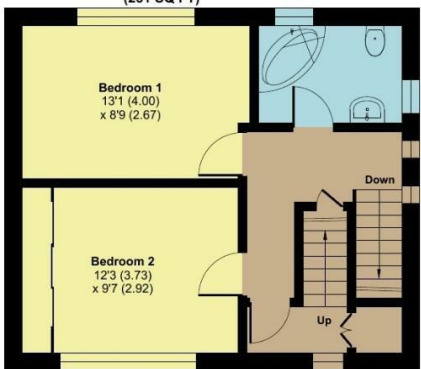


GARAGE
APPROX FLOOR
AREA 16.2 SQ M
(175 SQ FT)



GROUND FLOOR
APPROX FLOOR
AREA 43.4 SQ M
(468 SQ FT)

Utility
18'7" (5.66)
x 2'8" (0.82)



FIRST FLOOR
APPROX FLOOR
AREA 37.1 SQ M
(400 SQ FT)

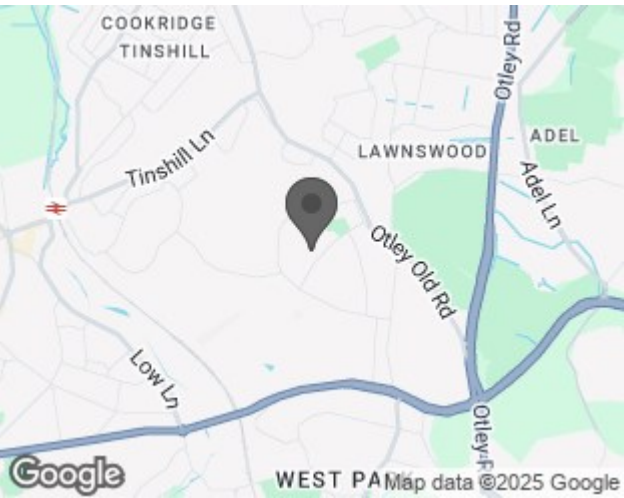


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Hunters Property Group. REF: 1385158

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

Offered CHAIN FREE, this much-loved and extended three-bedroom semi-detached home on Iveson Road, built by the renowned Livett-Cartwright, presents a fantastic opportunity for first-time buyers, downsizers, or anyone seeking a property with excellent potential.

Ideally located, the home is within easy reach of a wide range of amenities including well regarded nurseries and schools for all ages, the Leeds Outer Ring Road, excellent bus routes, and superb rail links to both Leeds and Harrogate. Nearby leisure and social facilities include public sports amenities and popular community hubs.

Property Highlights:

- Well-proportioned accommodation throughout
- Spacious entrance hallway
- Bright through-lounge with a front aspect window and rear patio doors, offering lovely views over both gardens
- Kitchen/diner with pantry and storage cupboard, providing ample cupboard space and work surfaces; side access to two additional storage rooms, one with plumbing for a washing machine and housing the boiler, creating an ideal opportunity for a utility area
- Three generous bedrooms; one benefits from fitted wardrobes, the loft has been converted with full building regulations and enjoys stunning views
- House bathroom with corner bath and electric shower over, vanity unit with sink, and WC
- Fully enclosed front garden with gated driveway, lawn, and established shrub borders
- Garage with power, useful for storage, workshop use etc
- Delightful southerly rear garden featuring a patio area perfect for relaxing and entertaining, and a lawned area offering a safe, enclosed space for children to play

Internal viewing is highly recommended to appreciate the space, setting, and potential this lovely home has to offer.

Features

- CHAIN FREE • LOFT CONVERSION WITH BUILDING REGULATIONS • SOUTHERLY FACING REAR GARDEN • DRIVEWAY & GARAGE • POPULAR LOCATION CLOSE TO LOCAL AMENITIES • FANTASTIC OPPORTUNITY • THREE DOUBLE BEDROOMS • EPC RATING:- C • COUNCIL TAX BAND:- B