



GREEN LANE, COOKRIDGE LS16

GUIDE PRICE £735,000



A stunning family home in the heart of Cookridge.

68 Green Lane is an immaculately presented detached family home occupying a prominent position in the heart of Cookridge.

Having been the subject of a full programme of renovations, the property has been cleverly extended and beautifully renovated by the current owners and now arguably offers fantastic, high quality, contemporary fixtures and fittings throughout, with versatile internal accommodation over three floors.

Within striking distance to a wide range of amenities, renowned schools, excellent transport links and the train station in Horsforth.

There is also a recently re-designed sports club/ swimming pool as well as Bannatyne health club and Cookridge Hall golf course. For those looking to enjoy the outdoors there is beautiful countryside surrounding the area, with lots of popular walks – this family home offers a fantastic lifestyle for any potentially buyer.



Tenure
Freehold

Local Authority
Leeds City Council

Council Tax Band
E

EPC Rating
C







Property Description.

Offering beautifully light and well-proportioned accommodation, the property in brief comprises; a warm and welcoming entrance hall allowing access to the main reception rooms and w/c.

The entire living/ dining space really is the heart of the home and perfect for entertaining family and friends, with a set of bi folding doors leading out to the patio and garden beyond - offering two reception rooms, a formal sitting room with log burning stove and playroom, plus a fantastic dining space with plenty of room for a large dining table.

Adjacent to the dining room is the kitchen, with modern, sleek units, quartz worktops, marble splash back, integrated appliances and breakfast bar.

A separate utility leads off the kitchen and allows access into the integral garage.

To the first floor is a large master suite with fitted wardobes and marbled en suite shower room.

Two further double bedrooms, one benefits from built in wardrobes and en suite shower room and the third bedroom is serviced by a newly fitted house bathroom.

To the second floor is a further double bedroom with en suite bathroom.



Outside

Outside to the front is a large, paved driveway with parking for numerous cars and access to the garage, a small lawned area and box hedging surrounds the front and side of the property, offering great privacy and fantastic curb appeal.

To the rear is a privately enclosed garden, with raised patio leading straight out from the dining/ sitting room, pergola with BBQ area and generous landscaped lawn, framed by planted and well-established borders – the garden boasts a real sense of privacy creating a fantastic outdoor entertaining space.

Services

We are advised that the property has gas central heating, mains water and mains drainage.



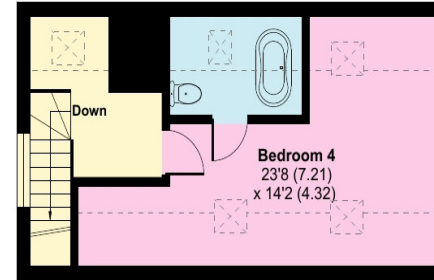
Green Lane, Cookridge, Leeds, LS16

Approximate Area = 2156 sq ft / 200.2 sq m
 Limited Use Area(s) = 152 sq ft / 14.1 sq m
 Garage = 125 sq ft / 1.6 sq m
 Total = 2433 sq ft / 225.9 sq m

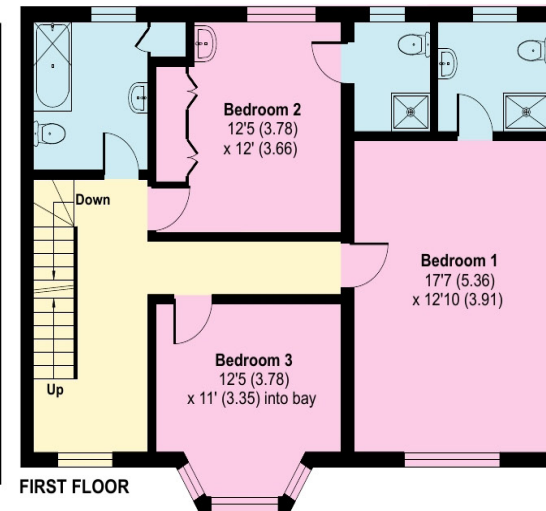
For identification only - Not to scale



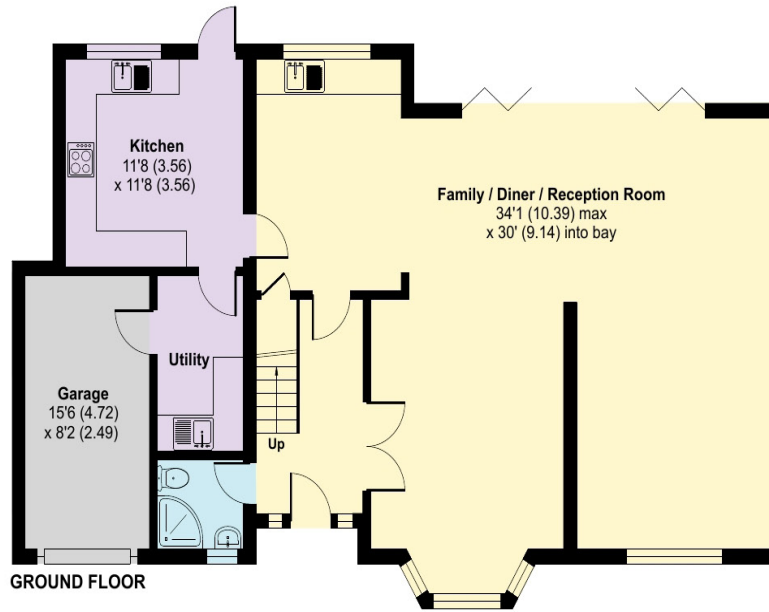
Denotes restricted head height



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrlhcom 2024. Produced for North Residential Leeds Limited. REF: 1178395

LEEDS OFFICE - 0113 526 0711 - ROUNDHAY LS8

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by North Residential in the particulars or by word of mouth or in writing ("Information") as being factually accurate about the property, its condition or its value. Neither North Residential nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at www.northresidential.co.uk.

Particulars dated January 2024. Photographs and videos dated January 2024.

North Residential is the trading name of Knight Frank Harrogate Limited, a company registered in England and Wales with registered number 11986429. Our registered office is at 24 Albert Street, Harrogate, North Yorkshire, HG1 1JT.



