



## **17 Cookridge Drive Leeds**



## **2 Bedroom Bungalow - Semi Detached £240,000**

69 Lower Wortley Road  
Wortley  
Leeds  
West Yorkshire  
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**Web Site**  
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# 17 Cookridge Drive, Cookridge, Leeds, West Yorkshire, LS16 7LS

## GROUND FLOOR:

### Entrance Hallway:

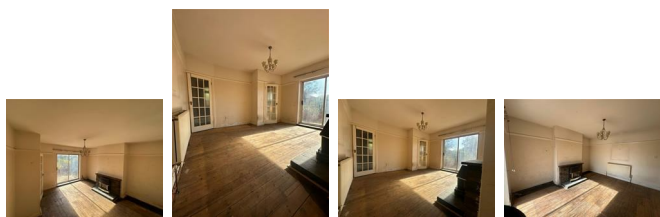
Access via a part glazed side entrance door, open plan to the dining room / study

### Dining Room / Study:



Window to front, ample space for dining room furniture / could be used as a study / home office / an additional bedroom

### Living Room:



Patio door opening onto the rear garden, television point, ample space for living room furniture

### Kitchen:



Window, part glazed door giving access to the garden, central heating radiator, work surfaces, an inset stainless steel sink and drainer, some base cabinets and wall units, cooker point, space for a fridge / freezer, plumbing for an automatic washing machine

## Bedroom One:



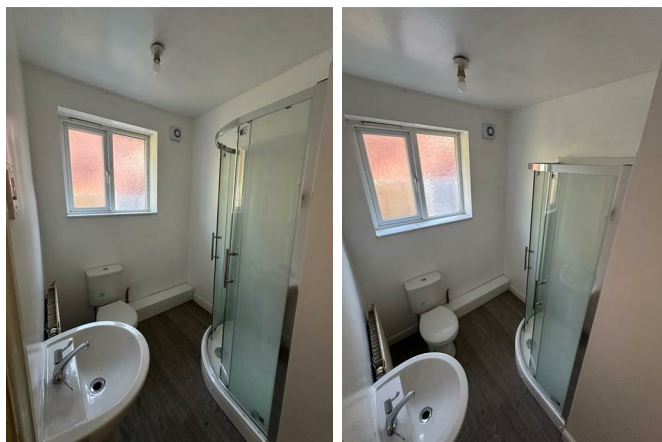
Bay window, fitted wardrobe, a good sized double bedroom, central heating radiator

## Bedroom Two:



Window to front, a good sized double bedroom

## Bathroom / WC:



Window, a white suite comprising of a glazed shower cubicle with an electric shower, low flush WC, wash basin, central heating radiator, extractor fan



TO THE OUTSIDE:



Gardens:



The rear garden is enclosed by fencing and has a summer house / garden shed. The front garden is enclosed.

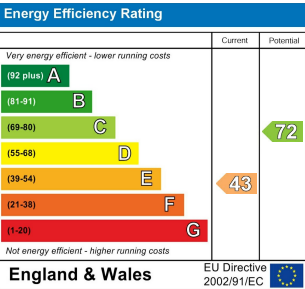
Off Street Parking:



A private driveway provides useful off street parking for two family sized cars to the side of the property.

**EPC Link:**  
<https://find-energy-certificate.service.gov.uk/energy-certificate/9035-9023-9100-0163-2206>

**Council Tax Band / EPC Rating**  
Council Tax Band: C / EPC Rating: E



Floor Plan



Ground Floor  
Approx. 67.20 sqm.  
(723.00 sqft.)