



Woodhill Crescent

Cookridge, LS16 7BX



Introduction

ATTRACTIVE AND VERY WELL MAINTAINED with RAISED SPECIFICATION including UTILITY with built-in storage, DOWNSTAIRS WC and UNDERFLOOR HEATING. FANTASTIC VIEWS, ELECTRIC CAR CHARGING POINT and WALKING DISTANCE TO HORSFORD TRAIN STATION makes this a fantastic family home.

PROPERTY TYPE	Brick Semi- Detached
BEDROOMS	4
RECEPTION ROOMS	2
BATHROOMS	2

Property Information

TENURE	Freehold
SERVICES	Mains Services
TERMS OF SALE	Private Treaty
VIEWING	Strictly By Appointment
ENERGY PERFORMANCE	Pending Completion

Key Features

- Extended and Renovated
- Four Bedrooms, Two Bathrooms
- Master suite with hotelesque ensuite
- Utility and WC to ground floor
- Wet under-floor heating
- Driveway with EV car charging
- Fantastic Views
- Council Tax C
- EPC (pending)







Area Features

- Horsforth Train Station - 0.20 miles
- Leeds Bradford Airport - 2.70 miles
- Ralph Thoresby High School - 1.20 miles
- Leeds Trinity University - 1.00 miles
- Holt Park Leisure Centre - 1.23 miles
- Asda - 1.25 miles



Woodhill Crescent, Leeds, LS16

Approximate Area = 1144 sq ft / 106.2 sq m

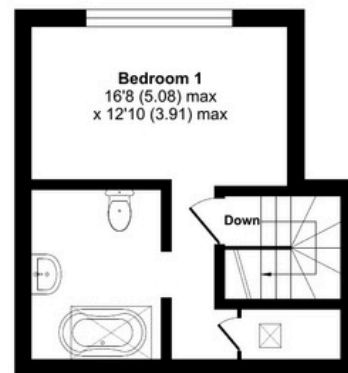
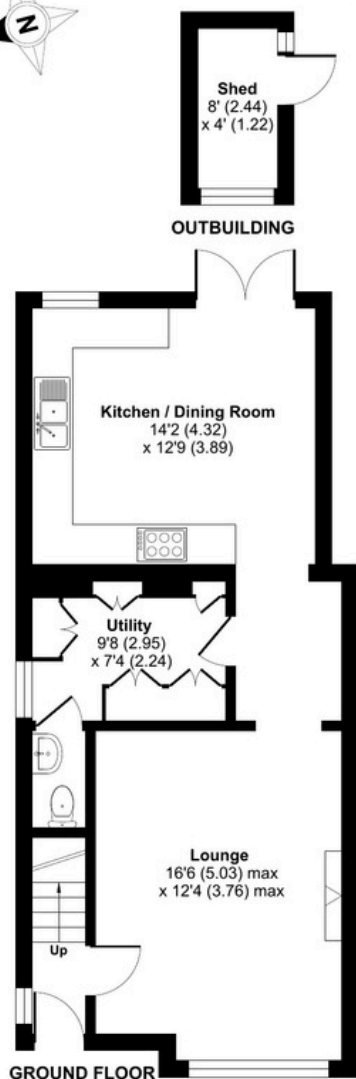
Limited Use Area(s) = 11 sq ft / 1 sq m

Outbuilding = 32 sq ft / 2.9 sq m

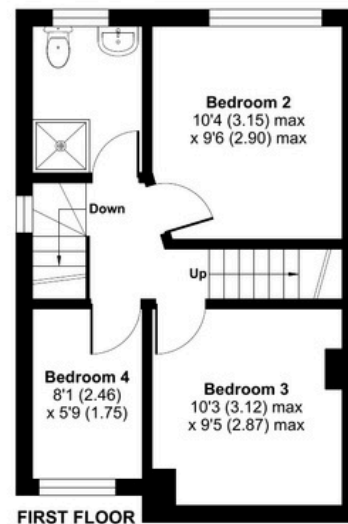
Total = 1187 sq ft / 110.1 sq m

For identification only - Not to scale

Denotes restricted head height



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Domus Residential. REF: 1122733

General conditions to be noted:

These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars are to be relied on to a statement or representation of fact. The Agent(s) nor its staff are authorised to make or give any representation or warranty in respect of this property.

All descriptions, dimensions, references to condition, necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or survey as to the correctness of each of them and to satisfy themselves as to the availability of services to the Property both in respect of its existing use and any intended use.

The Agent shall not be required to give any warranty or covenant in respect of the property. While the agent is familiar with the appearance and lay out of the property it does not purport to have either knowledge or awareness as to the title to be furnished or planning documentation. The purchaser or tenant should, through legal requisitions and surveys establish the suitability, title and condition of a property before finalising the purchase or let of the property.

In the event of any inconsistency between these conditions and the contract of sale, the latter shall prevail.

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