



O a k P a r k L a n e

LS16, Cookridge

Introduction

A modern four-bedroom end terrace, formerly the show home, offering two ensuites, open-plan kitchen/diner and driveway parking. With a ground-floor bedroom suite, fitted wardrobes throughout and a private rear garden, this is an flexible home in a sought-after Cookridge setting.

PROPERTY TYPE Brick Built End Terrace

BEDROOMS 3/4

RECEPTION ROOMS 2/3

BATHROOMS 2/3

Property Information

TENURE Freehold

SERVICES Mains Services

TERMS OF SALE Private Treaty

VIEWING Strictly By Appointment



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Key Features

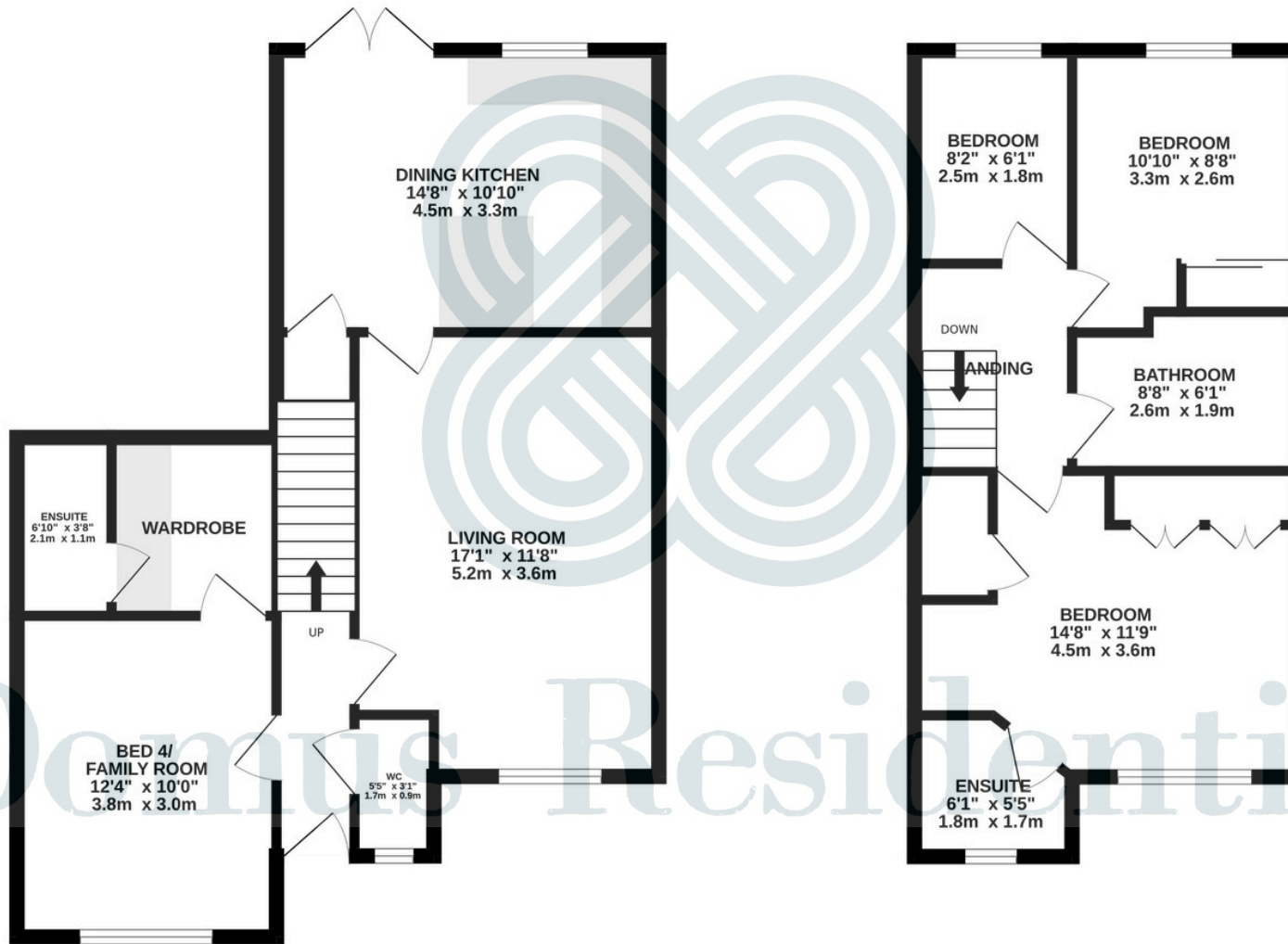
- Modern four-bedroom end terrace – originally the show home
- Two ensuite bedrooms plus family bathroom
- Flexible Ground floor bedroom
- Spacious lounge flowing through to an open kitchen/diner
- Guest WC to the ground floor
- French doors opening to a private rear garden
- Off-street parking to the front
- EPC: B / Council Tax: C





GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.

1ST FLOOR
429 sq.ft. (39.8 sq.m.) approx.



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 to 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.