



Moseley Wood Walk, Leeds LS16 7HG

welcome to

Moseley Wood Walk, Leeds

GUIDE PRICE £280,000 - £290,000 Three bedroom semi-detached home in a great Horsforth location! Driveway offering off street parking. Good sized rear garden boasting far reaching views. Spacious accommodation throughout. Internal viewing is a must!



Moseley Wood Walk

A good sized three bedroom semi-detached home in a great Cookridge location, close to local amenities, good schools and transport links - Horsforth Train station only being 1.2 miles away.

The property itself offers well proportioned accommodation which briefly comprises; Entrance hall, spacious lounge, fitted kitchen, dining room and rear porch all to the ground floor. The first floor offers three good sized bedrooms and the house bathroom.

To the front there is a garden laid to lawn with a generous driveway to the side providing off street parking. Gated access to the tiered rear garden with Indian stone seating area, garden laid to lawn and boasting far reaching views. There is also useful under house storage. Internal viewing is highly recommended to appreciate the accommodation on offer.

Ground Floor

Entrance Hallway

Composite door to the front, radiator and stairs to the first floor.

Lounge

15' 9" into recess x 12' 3" (4.80m into recess x 3.73m)

A generous lounge with open fireplace with timber surround, fitted recess shelving, radiator and window to the front

Dining Room

8' 5" x 8' 2" (2.57m x 2.49m)

A useful second reception room with laminate wood flooring, radiator, understair storage, window to the rear with far reaching views.

Kitchen

8' 4" x 6' 11" (2.54m x 2.11m)

The fitted kitchen features a range of wall and base units with work surfaces over, sink unit with mixer tap and tiled splash backs. Integrated electric oven, plumbing for washing machine, gas hob with extractor over.

Rear Porch

Window and door to the rear, space for fridge freezer and steps leading down to the rear garden

First Floor

Landing

With stairs from the ground floor, window to the side, useful built in cupboard and access to the loft

Bedroom One

13' 9" x 9' 7" (4.19m x 2.92m)

A good sized double bedroom with space for free standing furniture, radiator and window to the front

Bedroom Two

10' 7" into recess x 9' 1" (3.23m into recess x 2.77m)

A second double bedroom with radiator and window to the rear with far reaching views

Bedroom Three

10' incl bulkhead x 5' 7" (3.05m incl bulkhead x 1.70m)

Radiator, laminate wood flooring, bulkhead storage and window to the front

Bathroom

The bathroom comprises; panel bath with shower over, wc, wash basin, tiled walls and window to the rear

Outside

To the front of the property there is a garden laid to lawn with shrub borders, a generous driveway provides off street parking. Gated access to the rear.

To the rear there is a generous garden which is tiered and enjoys lovely long distance views, with an Indian stone patio area ideal for seating, garden area laid to lawn and further paved area with greenhouse. There are fence borders for privacy, outside tap and outside electric point.

The property also benefits from under house storage which can be accessed via a door to the rear with light, power and electric



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welcome to

Moseley Wood Walk, Leeds

- Three Bedroom Semi-detached Home
- Generous Driveway
- Gardens to both Front & Rear
- Great Cookridge Location
- Two Reception Rooms

Tenure: Freehold EPC Rating: D

guide price

£280,000 - £290,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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