



Moseley Wood Croft, LEEDS LS16 7JJ

welcome to

Moseley Wood Croft, LEEDS

GUIDE PRICE £300,000 - £325,000 An extended three bedroom semi-detached home situated in a lovely position in a cul-de-sac in a sought after Cookridge area. Benefiting from a DRIVEWAY, GARAGE & STORE! Spacious and versatile accommodation, in need of some modernisation! Enclosed rear garden!



Moseley Wood Croft

An extended three bedroom semi-detached family home in a much sought after Cookridge location close to local amenities, good schools and transport links. The property itself is in need of some modernisation however will make a fabulous family home with versatile, spacious accommodation throughout which briefly comprises; Entrance hallway, lounge, second reception room and fitted kitchen to the ground floor. The first floor offers three good sized bedrooms and the house bathroom, the landing provides access to the loft.

The property benefits from a generous driveway to the front, a single garage and store room which provides ample off street parking and storage. An attractive well cared for enclosed rear garden is a lovely tranquil space. Internal viewing is highly recommended to appreciate the size and potential this home has to offer.

Ground Floor

Entrance Hallway

Door with attractive stained glass windows to the front, radiator and stairs leading up to the first floor

Lounge

13' 3" x 12' 4" max (4.04m x 3.76m max)

A spacious lounge with neutral decor, radiator, electric fire with brick surround, leaded bay window to the front allowing ample natural light. Internal double doors lead through to;

Dining Room

15' 7" x 8' 4" (4.75m x 2.54m)

A useful second reception room ideal as a formal dining room with radiator, useful understair storage. Door leads through to;

Kitchen / Diner

14' 11" x 9' 5" (4.55m x 2.87m)

A generous fitted kitchen with a range of wall and base units in a solid wood shaker style with complementary work surfaces over which incorporate a stainless steel sink unit and gas hob. Integrated electric oven, space for under counter fridge and freezer, plumbing for washing machine and dryer. Tiled splash backs, laminate flooring, ample space for table and chairs, window to the rear and door opening out onto the rear garden.

First Floor Landing

with stairs from the ground floor, window to the side and access to the loft with is boarded with light

Bedroom One

11' 3" + bay x 9' 9" (3.43m + bay x 2.97m)

A good sized double bedroom with neutral decor, useful fitted wardrobes, radiator and bay window to the front

Bedroom Two

9' x 8' 7" (2.74m x 2.62m)

A second good sized bedroom with radiator, integrated wardrobes and window to the rear with views over the garden.

Bedroom Three

16' 3" x 7' 8" max (4.95m x 2.34m max)

A good sized third bedroom with radiator, fitted wardrobe, velux window and window to the rear

Bathroom

8' 4" x 5' 6" (2.54m x 1.68m)

A generous family bathroom which comprises; bath with shower over and screen, wash basin, wc, tiled walls, heated towel rail and window

Outside

The property benefits from a driveway to the front allowing off street parking for two cars. There is also a single garage with a workshop to the rear, providing ample storage.

An attractive rockery garden to the front and mature hedge borders.

The private and enclosed rear garden is a lovely space with garden laid to lawn with mature borders with stone flagged terrace. An ideal space for families and to entertain.

Garage

16' 4" x 8' 8" (4.98m x 2.64m)

A useful single garage with up and over doors and ideal storage

Store

12' 1" x 8' 8" (3.68m x 2.64m)

Accessed via the rear garden with window and door through to the garage



view this property online williamhbrown.co.uk/Property/HFT106703



welcome to

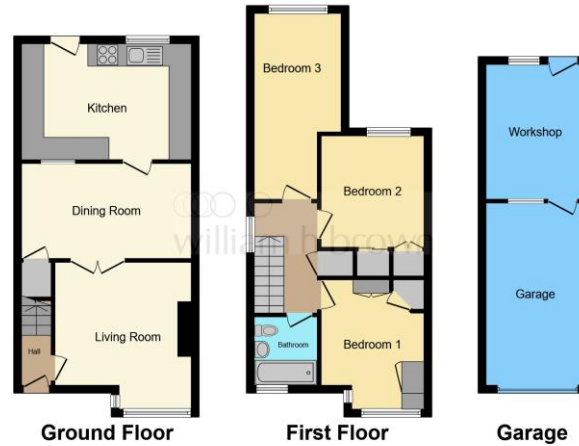
Moseley Wood Croft, LEEDS

- Extended Three Bedroom Semi-detached Home
- Driveway To the Front
- Garage & Store Room
- Great Cookridge Location
- Private, Enclosed Rear Garden

Tenure: Freehold EPC Rating: D

guide price

£300,000 - £325,000



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.focallagent.com



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/HFT106703



Property Ref:
HFT106703 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 258 3476



Horsforth@williambrown.co.uk



110-112 New Road Side, Horsforth, Leeds,
West Yorkshire, LS18 4QB



williambrown.co.uk