



Moseley Wood Croft, LEEDS LS16 7JJ

welcome to

Moseley Wood Croft, LEEDS

Offered with NO ONWARD CHAIN Is this extended four bedroom semi-detached property in Cookridge offers a fantastic opportunity for families looking for a well-proportioned home in a sought after location. With versatile living spaces & modern amenities.



Moseley Wood Croft

Located in the desirable Cookridge area, this property is close to excellent schools, local amenities, and transport links including Horsforth Train Station. This extended four-bedroom semi-detached home offers spacious living throughout. The property includes a bright lounge, a modern extended kitchen, a conservatory, and a versatile third reception room - ideal for use as an office or playroom, there is also a downstairs wc and access to the garage which is used as a utility space. Upstairs you will find four well-sized bedrooms and a family bathroom. Additional features include a private driveway and a landscaped tiered rear garden. Internal viewing is highly recommended to appreciate the accommodation on offer. Offered with NO ONWARD CHAIN

Ground Floor Entrance Hall

Door to the front opens into the entrance hallway with stairs leading up to the first floor

Downstairs Cloakroom

A useful space with low flush wc, wash basin, heated towel rail and vinyl flooring

Lounge

15' 7" max x 12' 4" (4.75m max x 3.76m)

A spacious lounge with laminate wood flooring, gas fireplace with surround, radiator and window to the front. Internal door opens through to the kitchen

Kitchen

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

A well equipped kitchen with a range of wall and base units with complimentary work surfaces over, integrated oven, microwave and fridge, induction hob with extractor over, sink unit with mixer tap, laminate flooring, useful storage cupboard and window and opening through to the conservatory.

Conservatory/ Dining Area

13' 3" x 6' 11" (4.04m x 2.11m)

A useful addition to the property with laminate flooring, radiator, double doors and windows to the rear. Open plan from the kitchen this is an ideal space for family dining.

Office/Snug

13' 4" x 7' 3" (4.06m x 2.21m)

An additional reception room to the ground floor, ideal as a home office, snug or playroom with radiator and window to the rear.

Utility Room / Garage

Part of the garage has been utilised as a utility space with plumbing for washing machine and space for fridge freezer. Also ideal for storage.

First Floor Landing

Stairs from the ground floor, useful linen closet and access to the boarded loft via a pull down ladder

Bedroom One

13' 7" max x 9' 8" (4.14m max x 2.95m)

A good sized double bedroom with radiator and window to the front

Bedroom Two

10' 6" x 9' 1" (3.20m x 2.77m)

A second good sized double bedroom with radiator and window to the rear

Bedroom Three

10' 7" x 7' 3" (3.23m x 2.21m)

Radiator and window to the front

Bedroom Four

8' 4" x 5' 7" (2.54m x 1.70m)

Radiator and window to the front

Bathroom

The bathroom comprises; bath with shower over and screen, vanity unit wash basin, low flush wc, tiled flooring and window to the rear

Outside

The front of the property benefits from a driveway to the front allowing off street parking. Mature front garden and hedge borders.

The rear garden provides ample space for those with children or those who love to entertain with paved patio area, grassed area and decking area with tall hedges and fence borders.



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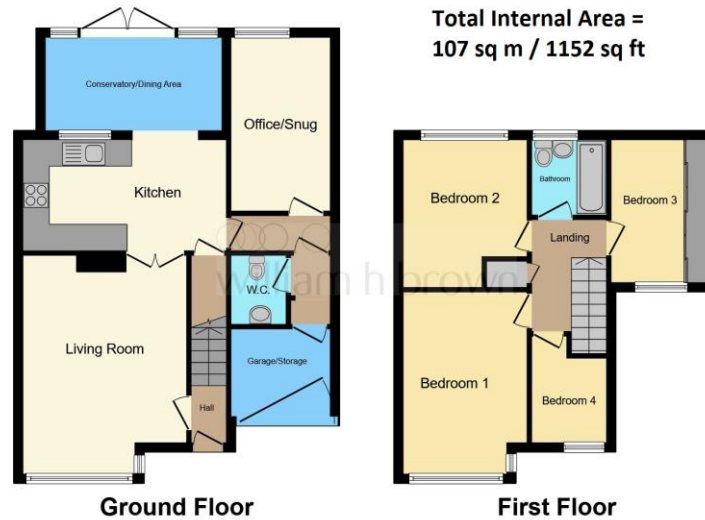
welcome to

Moseley Wood Croft, LEEDS

- 4 Bright & Spacious Bedrooms
- Lounge, Conservatory & Third Reception/ Home Office
- Driveway for Off Street Parking
- Tiered Rear Garden
- Great Cookridge Location

Tenure: Freehold EPC Rating: D

£350,000



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.focalagent.com



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Property Ref:
HFT106991 - 0006

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