



Cookridge Avenue, Leeds LS16 7LZ

welcome to

Cookridge Avenue, Leeds

Viewing is highly recommended to appreciate the versatile accommodation on offer. Four good sized bedrooms - master with ensuite. Generous driveway and garage to the front, good sized rear garden. Great Cookridge location.



Auctioneer's Comments

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Cookridge Avenue

This spacious four-bedroom semi-detached home in Cookridge offers ample accommodation for a growing family. The property features a cozy lounge, a versatile second reception room and a generous kitchen/diner with an adjoining study area. Additional conveniences include a utility room, two downstairs cloakrooms, and a gym area at the rear. Upstairs, you'll find four bedrooms, one with an ensuite. Outside, a generous driveway, and garage provide ample off street parking and storage. There is also a spacious rear garden which completes this fantastic home. Located in a great Cookridge location, it's perfect for those seeking comfort and convenience.

Ground Floor Entrance Porch

Attractive arched double doors to the front open into the entrance porch - an ideal space for coats and shoes. There is a useful cupboard and internal doors opening into the hallway.

Entrance Hallway

A welcoming spacious hallway with stairs to the first floor and useful understair cupboard.

Downstairs Cloakroom

Useful downstairs cloakroom with low flush WC, vanity wash basin, tiled flooring and window to the front

Lounge

10' 11" max x 14' 5" max (3.33m max x 4.39m max)

A good sized lounge with open fire place, two vertical radiators and window to the front

Kitchen/Diner

25' 1" max x 12' max (7.65m max x 3.66m max)

A wonderful space and the heart of this home with a range of wall and base units allowing ample storage with granite worktops over which incorporates a double sink. A range of integrated appliances include: dishwasher, fridge freezer, microwave, double oven, induction hob and TV. There is also ample space for family dining table and chairs and window to the front.

Study

8' 2" x 8' 8" (2.49m x 2.64m)

Located just off the kitchen is this versatile space which is currently utilised as a study with a fitted desk, radiator and tiled flooring.

Gym

8' 8" x 29' 8" max (2.64m x 9.04m max)

To the rear of the property and currently used as a gym, with tiled flooring carried on from the kitchen, radiator, velux windows and double patio doors opening out onto the rear garden.

Utility Room

8' 7" x 9' 7" (2.62m x 2.92m)

Utility room with space for washing machine with useful storage cupboards and sink with drainer. Access to another useful downstairs cloakroom.

Second Reception Room

10' 11" max x 11' 10" (3.33m max x 3.61m)

A versatile reception room with gas fireplace, radiator and tiled flooring.

First Floor

Landing

10' 2" x 8' 5" (3.10m x 2.57m)

Stairs from the ground floor

Bedroom One

15' 4" x 8' 9" (4.67m x 2.67m)

A spacious double bedroom with useful integrated wardrobes, laminate flooring, feature radiator and window to the front. Access to an ensuite shower room.

Ensuite

The ensuite comprises: step-in shower with glass screen, wash basin, low flush WC, linen cupboard, heated towel rail and window to the rear.

Bedroom Two

14' 7" x 9' 1" +recess (4.45m x 2.77m +recess)

A second double bedroom with integrated wardrobe and drawers, laminate flooring, radiator and window to the front.

Bedroom Three

11' 11" x 9' 8" (3.63m x 2.95m)

Another double bedroom with integrated wardrobes, laminate flooring, access to the loft and window to the rear.

Bedroom Four

8' 6" x 8' 4" (2.59m x 2.54m)

The fourth bedroom is currently being used as a study with a fitted desk, laminate flooring, radiator and window to the front.

Bathroom

The bathroom comprises: bath with shower over, wash basin, low flush WC, under floor heating, radiator and window to the rear.

Outside

The front of the property benefits from a generous driveway allowing ample of off street parking, with fence borders. Single garage provides storage.

The rear garden is of a generous size mainly laid to lawn with paved patio area and fenced borders.

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Four Bedroom Semi-Detached Home
- Generous Rear Garden

Tenure: Freehold EPC Rating: C

guide price

£500,000



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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