



**Eaton Hill, Leeds LS16 6SE**

**welcome to**

**Eaton Hill, Leeds**

This charming two-bedroom detached bungalow in Eaton Hill, Cookridge is offered with no chain. It features a conservatory, driveway, garage, and well-maintained gardens, providing a peaceful and convenient lifestyle.



### **Eaton Hill**

Nestled in the charming neighbourhood of Eaton Hill, Cookridge, this delightful two-bedroom detached bungalow is a rare find, offered with no chain. The property boasts a spacious conservatory, perfect for enjoying the garden views all year round. The driveway and garage provide off street parking and storage, while the well-maintained gardens offer a serene outdoor retreat. This bungalow is ideal for those seeking a peaceful and convenient lifestyle in a well-established community.

### **Entrance Porch**

Door to the front opening into porch - with tiled flooring, windows and internal door through to the hallway

### **Hallway**

Laminate flooring, two useful linen cupboards and radiator

### **Lounge**

17' 5" max x 16' 1" max ( 5.31m max x 4.90m max )

A spacious lounge with laminate flooring, electric fireplace, radiator and sliding patio doors to the rear

### **Kitchen**

8' 5" x 8' 8" ( 2.57m x 2.64m )

The fitted kitchen features a range of wall and base units with laminate work surfaces and one and half sink with mixer tap. Double oven and gas hob, integrated fridge freezer and space for washing machine and dishwasher. Tiled flooring and window to the front

### **Garden Room**

8' x 5' 8" ( 2.44m x 1.73m )

A lovely addition to the property with tiled flooring windows and door opening into the garden

### **Bedroom One**

10' 8" x 9' 2" + recess ( 3.25m x 2.79m + recess )

A good sized double bedroom with integrated wardrobes, laminate flooring, radiator and window through to the garden room.

### **Bedroom Two**

8' 7" x 7' 11" ( 2.62m x 2.41m )

Laminate flooring, radiator and window to the front

### **Bathroom**

The bathroom comprises; Bath with shower over, low flush wc, wash basin, radiator, tiled flooring and window to the front

### **Outside**

To the front there is a well maintained garden laid to lawn with mature shrubs and pathway leading to the front door.

There is a driveway and garage providing off street parking and storage.

The enclosed rear garden is laid to lawn with paved patio area with mature shrubs and access to the garage.



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## Eaton Hill, Leeds

- Offered with NO CHAIN
- Two Bedroom Detached Bungalow
- Great Cookridge Location
- Driveway & Garage
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: D

# £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.focalagent.com



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