



Woodnook Drive, LEEDS LS16 6DZ

welcome to

Woodnook Drive, LEEDS

Well-presented extended semi-detached home in a popular Cookridge location. Two double bedrooms, spacious living areas, modern kitchen, driveway and a generous private garden. Ample parking and Horsforth station just 0.5 miles away. Ready to move into!



Woodnook Drive

This well-maintained and extended semi-detached property offers ready-to-move-into accommodation, featuring two spacious double bedrooms. Ideally situated in a popular residential area of Cookridge, it is close to local amenities, highly regarded schools, and excellent transport links—including Horsforth train station just 0.5 miles away.

The property provides generous living space, sure to appeal to a range of buyers, and briefly comprises: a welcoming entrance hallway, a through lounge, and a modern kitchen open to the dining room, with double doors leading out to the rear garden. Upstairs, there are two good-sized double bedrooms, both with fitted wardrobes, and a contemporary shower room.

Externally, the home benefits from a block-paved driveway offering ample off-street parking and a well-stocked front garden that enhances its kerb appeal. A particular highlight is the generous, private, and enclosed rear garden—beautifully maintained and perfect for relaxing or entertaining.

Internal viewing is highly recommended to fully appreciate the quality and space this property has to offer.

Ground Floor

Entrance Hallway

A door to the front opens into a welcoming hallway, featuring useful storage and stairs rising to the first floor.

Lounge

19' 2" x 10' 6" max into recess (5.84m x 3.20m max into recess)

A generously sized through lounge, tastefully decorated in neutral tones, featuring a gas fireplace with an attractive surround, two central heating radiators, and windows to both the front and rear elevations.

Kitchen

18' x 7' 10" (5.49m x 2.39m)

The modern kitchen is fitted with a range of wall and base units topped with laminate work surfaces, incorporating a sink with mixer tap and a gas hob, complemented by attractive tiled splashbacks. There is space for a fridge freezer, washing machine, and dishwasher, along with a fitted oven and integrated microwave. Additional features include vinyl flooring, a radiator, a side entrance door, and windows to both the side and rear, offering pleasant views over the garden.

Dining Room

11' 3" max to door x 7' 10" (3.43m max to door x 2.39m)

Open plan to the kitchen, this versatile space features laminate flooring, a radiator, a useful understairs cupboard, and double patio doors to the rear, opening directly into the garden.

First Floor

Landing

With stairs from the ground floor, window to the side and access to the part boarded loft via a pull down ladder.

Bedroom One

15' 4" x 7' 5" (4.67m x 2.26m)

A spacious double bedroom featuring useful integrated wardrobes with sliding doors, a radiator, and two windows to the front, allowing plenty of natural light.

Bedroom Two

9' 11" x 8' 7" to robes (3.02m x 2.62m to robes)

A second double bedroom with fitted wardrobes with sliding doors, radiator and window to the rear

Bathroom

The bathroom comprises; Walk in shower with glass doors, low flush wc, wash basin, radiator and window to the rear and side.

Outside

To the front of the property, a generous block-paved driveway provides ample off-street parking. The well-stocked front garden, complete with a neat lawn, adds kerb appeal, while a gated side access leads to the rear of the property.

A standout feature of this property is the generous rear garden—private, enclosed, and perfect for relaxing or entertaining. Beautifully maintained and laid to lawn, it boasts an array of mature shrubs and trees, two greenhouses, and a garden shed positioned at the far end. Accessed via double patio doors from the dining area, the raised patio offers an ideal seating space with a fabulous, elevated view across the garden.

Agents Note

The boiler is only 2 months old with a 5 year warranty



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welcome to

Woodnook Drive, LEEDS

- Extended Semi-detached Home
- Two Double Bedrooms
- Spacious Lounge & Modern Kitchen
- Generous, Private Rear Garden
- Driveway to the Front

Tenure: Freehold EPC Rating: D
Council Tax Band: B



£270,000

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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