



Moseley Wood Approach, Leeds LS16 7JS

welcome to

Moseley Wood Approach, Leeds

A well-maintained, extended three-bedroom semi-detached home, ideally located in Cookridge close to local amenities, reputable schools, & convenient transport links. Offered with no onward chain, this property is sure to appeal to a wide range of buyers. Befitting from driveway & garage.



Moseley Wood Approach

A much-loved home for many years, this extended three-bedroom semi-detached property is ready to begin its next chapter. Situated in a sought-after residential area of Cookridge, it enjoys close proximity to excellent local amenities, well-regarded schools, and convenient transport links.

The property has been thoughtfully maintained and offers spacious accommodation throughout, briefly comprising: entrance hallway, a generous lounge, separate dining room, and a well-equipped fitted kitchen on the ground floor. Upstairs, there are three good-sized bedrooms and a family bathroom.

Externally, the home boasts strong kerb appeal with a low-maintenance front garden featuring mature shrub borders. A gated, block-paved driveway runs alongside the property, leading to a detached single garage—providing ample off-street parking and storage. The rear garden is a fantastic space, ideal for families or those who enjoy outdoor entertaining, with a well-kept lawn and established planting offering both beauty and privacy.

Offered with no onward chain, this property is sure to attract a wide range of buyers. Early internal viewing is highly recommended to fully appreciate all that this lovely home has to offer.

Ground Floor

Entrance Hallway

Door to the front opens into the hallway with stairs up to the first floor and door through to the lounge.

Lounge

15' 7" max x 12' 3" (4.75m max x 3.73m)

A spacious and inviting lounge positioned at the front of the property, featuring bright, neutral decor and a electric fireplace with a stone surround. The room is carpeted for comfort and includes a radiator, a charming half bay window that allows plenty of natural light, and double doors leading through to the kitchen/diner, creating a lovely open flow.

Dining Room

7' 10" x 8' 4" (2.39m x 2.54m)

Situated at the rear of the property and open to the kitchen, this versatile space features fitted carpet, a radiator, and a useful understairs storage area. A rear-facing window provides pleasant views over the garden, allowing natural light to brighten the room.

Kitchen

16' 3" x 5' 10" (4.95m x 1.78m)

The kitchen is fitted with a range of wall and base units topped with elegant granite work surfaces, incorporating an inset sink with mixer tap and tiled splashbacks. There is space for a double oven and hob, an integrated washing machine, and room for a fridge freezer. Additional features include a radiator, easy-care vinyl flooring, a rear-facing window offering garden views, and a rear access door providing convenient entry to the outdoor space.

First Floor

Landing

With stairs from the ground floor with window to the side and useful storage cupboard.

Bedroom One

13' 8" max x 9' 6" (4.17m max x 2.90m)

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

Bedroom Two

10' 5" max x 9' 1" max (3.17m max x 2.77m max)

A second double bedroom with radiator and window to the rear

Bedroom Three

8' 5" x 5' 9" (2.57m x 1.75m)

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

Bathroom

The bathroom comprises; bath with shower attachment, low flush wc, wash basin, heated towel rail, tiled walls and vinyl flooring and window to the rear

Outside

The front of the property offers excellent kerb appeal, featuring a gated, block-paved driveway that extends down the side of the home to a detached single garage—providing ample off-street parking and useful storage space. The front garden is designed for low maintenance with a combination of paving and gravel, complemented by mature shrub borders to the front and side.

To the rear of the property is a generously sized, well-maintained garden, predominantly laid to lawn and bordered by mature plants and shrubs. Enclosed with fencing, the space offers a good degree of privacy—ideal for relaxing or entertaining outdoors.

Agents Note

1 - It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

2 - The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential time frames involved.



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welcome to

Moseley Wood Approach, Leeds

- Three Bedroom Semi-detached Home
- Offered with NO ONWARD CHAIN
- Driveway & Detached Garage
- Popular Residential Area
- Well Maintained Gardens

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



£290,000

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



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFT107241 - 0002

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