



Moseley Beck Crescent, Leeds LS16 7FA

welcome to

Moseley Beck Crescent, Leeds

A stunning, move-in ready 3-bedroom semi-detached home offering bright, spacious living, private garden and driveway. Set in the popular Cookridge area, this home is part of a friendly, vibrant community. With excellent transport links nearby – including Horsforth Train Station just 0.9miles away.



Moseley Beck Crescent

A beautifully presented and move-in ready three-bedroom semi-detached home, offering spacious accommodation arranged over three floors. The ground floor comprises a welcoming entrance hallway, a bright lounge with patio doors opening to the rear garden, a contemporary kitchen/diner, and a convenient cloakroom.

On the first floor, you'll find a generous double bedroom, a well-proportioned single bedroom, and the stylish house bathroom. The second floor is dedicated to a stunning principal suite, complete with an en-suite shower room, creating a private and tranquil retreat.

Externally, the property benefits from a driveway to the front providing off-street parking, while the enclosed rear garden—featuring lawn, patio, and decking areas—offers an ideal space for families and entertaining.

Situated on Moseley Beck Crescent in the sought-after residential area of Cookridge, the home is close to local amenities, excellent transport links, and well-regarded schools.

This fantastic home is sure to appeal to a wide range of buyers—early internal viewing is highly recommended.

Ground Floor

Entrance Hallway

A welcoming front door opens into a bright hallway, featuring a radiator, a handy storage cupboard, and stairs leading to the first floor

Lounge

13' 10" x 11' 3" (4.22m x 3.43m)

A generously sized lounge with neutral decor, a radiator, and double patio doors that open out to the garden, creating a bright and airy living space.

Kitchen / Diner

17' 2" x 10' 5" (5.23m x 3.17m)

A stylish and modern kitchen diner featuring a comprehensive range of wall and base units with sleek laminate work surfaces. The space includes a stainless steel sink and drainer with mixer tap, integrated appliances such as a dishwasher, washing machine, and fridge freezer, along with a gas hob and built-in oven. A front-facing window fills the room with natural light, while a radiator ensures year-round comfort. There's also ample space for a dining table and chairs, making it perfect for everyday meals or entertaining guests.

Cloakroom

A useful downstairs cloakroom with low flush wc, wash basin and tiled flooring

First Floor

Landing

A good sized landing with window to the side and stairs up to the first floor

Bedroom Two

13' 10" max recess x 11' 4" (4.22m max recess x 3.45m)

A good sized double bedroom with useful cupboard, radiator and window to the rear

Bedroom Three

10' 8" x 7' 1" (3.25m x 2.16m)

A good sized bedroom with radiator and window to the front

Bathroom

The house bathroom comprises; bath with shower over, wash basin, low flush wc, heated towel rail, extractor and tiled flooring

Second Floor

Bedroom One

21' 6" max recess x 13' 9" (6.55m max recess x 4.19m)

A lovely principle suite to the top floor with neutral decor, radiator windows to both sides and access to an ensuite

Ensuite

A modern ensuite with enclosed shower cubicle, low flush wc, wash basin, viny flooring, extractor and window

Outside

To the front of the property, a driveway offers ample off-street parking. A gated side access leads to the generous rear garden, which is predominantly laid to lawn and features a paved patio area along with a raised deck—ideal for outdoor dining and relaxation

Agents Note

The property benefits from the remainder of an NHBC 4 year certificate



view this property online williamhbrown.co.uk/Property/HFT107310



welcome to

Moseley Beck Crescent, Leeds

- Three Bedroom Semi-detached Home
- Driveway to the Front
- Enclosed Rear Garden
- Popular Residential Area
- Fantastic Area for Local Walks

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

offers over
£360,000



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

view this property online williamhbrown.co.uk/Property/HFT107310



Property Ref:
HFT107310 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 258 3476



Horsforth@williamhbrown.co.uk



110-112 New Road Side, Horsforth, Leeds,
West Yorkshire, LS18 4QB



williamhbrown.co.uk