



Cockshott Lane, LEEDS LS12 2RQ

welcome to

Cockshott Lane, LEEDS

Perfectly placed for the commuter with easy access to city centre and excellent transport links, ideal for the growing families.

An internal inspection is highly recommended to appreciate everything this lovely home has to offer.



Cockshott Lane

Semi-detached property briefly comprising of entrance hall, lounge, dining room, kitchen, three bedrooms, bathroom, WC, gardens, drive and garage.

Entrance Hall

Front entrance door leading to the welcoming entrance hall with built in storage, understairs storage, tiled floor and central heating radiator.

Lounge

14' x 13' 2" (4.27m x 4.01m)

A spacious relaxing living room with carpet, central heating radiator, double glazed bay windows to the front and spotlights to the ceiling.

Dining Room

13' x 12' (3.96m x 3.66m)

A good-sized dining room with ample room for table and chairs, carpet, central heating radiator and doors to the garden.

Kitchen

Well-designed modern kitchen with brick feature and wall hung, drawer and base units and complimentary worktop surfaces, 5 ring induction hob with oven and grill oven with extractor fan over, sink with drainer, fridge freezer, wall mounted boiler, double glazed windows to the side.

Landing

Staircase to first floor and having access to the insulated loft, carpet, frosted double glazed window to the side. The first floor has 3 good sized bedrooms and house bathroom and WC.

Bedroom 1

11' 9" x 11' 6" (3.58m x 3.51m)

Double bedroom with carpet, central heating radiator, double glazed windows to the rear and spotlights to the ceiling.

Bedroom 2

12' 2" x 11' 6" (3.71m x 3.51m)

Another double bedroom with central heating radiator, carpet, spotlights to the ceiling and lots of natural light from the 2 x double glazed windows.

Bedroom 3

9' x 8' (2.74m x 2.44m)

With built in storage, carpet, central heating radiator and double-glazed window to the front elevation.

Bathroom

The bathroom suite is the to the same high standard as the rest of the house with waterfall shower, bath, wash hand basin, tiled floor, heated towel rail and frosted double glazed window.

Wc

Separate toilet with tiled floor and frosted double glazed window.

External

Ample off-road parking to the large multi car driveway, external sockets and a private south facing well-tended garden perfect for enjoying the summer months. Patio area and Astro turf for children's play.

Garage

There is a detached garage outside with electricity and lighting that is approached by a large driveway.



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Cockshott Lane, LEEDS

- GUIDE PRICE - £240,000 - £250,000
- Three Bedroom Semi Detached
- Separate Kitchen & Dining Room
- Multi Car Driveway
- Generous Private South Facing Garden

Tenure: Freehold EPC Rating: C

guide price

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY114610 - 0004

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