



**Cockshott Close, Leeds LS12 2RJ**



**welcome to**

## **Cockshott Close, Leeds**

This semi-detached, three-bedroom home on Cockshott Close, Leeds, offers a driveway, garage, and well-kept front and rear gardens. With spacious living areas and modern conveniences, it's a perfect blend of comfort and practicality.



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## Property Information

This semi-detached, three-bedroom home on Cockshott Close, Leeds, offers a comfortable and inviting living space in a desirable location. With a spacious driveway and a garage, parking and storage are convenient. The property is complemented by well-maintained front and rear gardens, featuring lush greenery and thoughtful landscaping, creating a serene outdoor retreat. Inside, generous living areas and modern conveniences make this home ideal for families or professionals seeking both practicality and charm.

## Entrance Hall

11' 5" max x 6' 4" max ( 3.48m max x 1.93m max )  
A warm welcome in the entrance hall with under-stair storage for convenience and a radiator for comfort.

## Lounge

13' 2" max x 11' max ( 4.01m max x 3.35m max )  
Bright and inviting with a double-glazed front window, laminate flooring, an electric fire for ambiance, and a radiator for warmth.

## Dining Room

13' 1" max x 11' 6" max ( 3.99m max x 3.51m max )  
The dining room boosts laminate flooring, a radiator for warmth, and patio doors opening to the rear for natural light and easy outdoor access.

## Kitchen

12' 6" max x 7' 8" max ( 3.81m max x 2.34m max )  
The kitchen has practical tiled flooring, a double-glazed side window, and a rear door for easy access. Includes base and wall units with a worktop over, a stainless steel sink, an electric oven, and a gas hob for cooking versatility.

## Landing

Carpeted flooring for comfort, with a double-glazed side window bringing in natural light.

## Bedroom One

12' 3" max x 11' 7" max ( 3.73m max x 3.53m max )  
Cozy carpeted flooring, a double-glazed front window for natural light, and a radiator for warmth and comfort.

## Bedroom Two

12' max x 11' 7" max ( 3.66m max x 3.53m max )  
Comfortable carpeted flooring, a double-glazed rear window for natural light, and a radiator for warmth.

## Bedroom Three

8' 8" max x 8' max ( 2.64m max x 2.44m max )  
Cozy carpeted flooring, a fitted wardrobe for storage, a double-glazed front window for natural light, and a

radiator for warmth.

## Bathroom

9' 5" max x 7' 9" max ( 2.87m max x 2.36m max )  
Practical tiled flooring, a radiator for warmth, and a double-glazed rear window for natural light. Features a WC, wash basin, bath, and separate shower cubicle for convenience.

## External

A spacious driveway provides convenient parking, complemented by a lovely flower bed that adds a splash of color. The patio area offers a perfect spot for outdoor relaxation, while the garage, newly roofed, provides ample storage space. The garden is beautifully maintained, featuring fruit trees and a paved access through the lush lawn for a wonderful outdoor experience.



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## **Cockshott Close, Leeds**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 3 Bedrooms
- Garage

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

**£220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PDY115628 - 0006

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