



Cockshott Close, Leeds, LS12 2RJ

welcome to

Cockshott Close, Leeds

GUIDE PRICE £230,000 - £240,000

A lovely semi detached residence, boasting WELL PRESENTED and SPACIOUS accommodation, including TWO RECEPTION ROOMS, plus enclosed rear garden and GARAGE. A must see!



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 ambience, 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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welcome to

Cockshott Close, Leeds

- GUIDE PRICE £230000 - £240000
- Garage
- Well maintained gardens
- Driveway
- 3 Bedrooms

Tenure: Freehold

EPC Rating: D

Council Tax Band: B

guide price

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY115859 - 0003

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