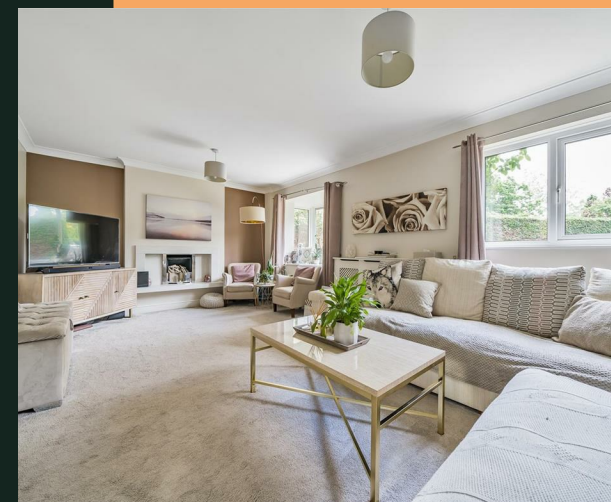


# Aspen Mount, LS16



PROPERTY ADDRESS  
20 Aspen Mount  
Cookridge  
Leeds  
LS16 6RT

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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- Four-bedroom detached family home
- Beautifully presented throughout
- Sought-after Cookridge location
- Contemporary open plan kitchen diner
- Dual aspect landscaped rear garden

The property benefits from double glazing throughout, gas central heating, driveway parking for at least five cars, garage, insulated cavity walls and large loft space ideal for further storage

It briefly comprises of:

Welcoming entrance hall with grey oak effect flooring, storage cupboard, W/C and deep pile 'champagne' carpets to all of the stairs and landing

W/C - corner wash basin, chrome taps, toilet, storage cupboard and pattern tiled floor

Living room (5.89 x 3.58) - large family living room filled with light from two windows, bay window, feature fireplace and deep pile 'champagne' carpet

Kitchen Diner (5.89 x 3.91) - open plan kitchen dining space with grey oak effect flooring throughout and french doors leading out on to the patio space. Recently fitted contemporary white gloss handleless kitchen with generous amounts of units, quartz worktop, stone effect tiled splash back, island and breakfast bar with integrated power and drop down light fittings. The kitchen also benefits from an integrated double oven, induction hob with its own built in extraction system and electric plinth heaters

Master Bedroom (3.66 x 3.10) - large master bedroom positioned at the rear of the property with en-suite and deep pile 'champagne' carpet

En-suite - three piece suite tiled throughout which includes toilet, wash basin with chrome taps and walk in shower unit

Bedroom Two (3.71 x 2.79) - large double bedroom positioned at the front of the property with integrated storage cupboards and deep pile 'champagne' carpet

Bedroom Three (3.66 x 2.11) - double bedroom with deep pile 'champagne' carpet and is currently being used as a nursery

Bedroom Four (3.99 x 2.13) - good sized bedroom with deep pile 'champagne' carpet - perfect for a home office which is it's current use

Family Bathroom - modern four piece bathroom suite tiled throughout which includes toilet, sink with chrome taps, deep bath with over head shower and storage cupboard



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Garage (5.49 x 2.51) - generously sized garage which is currently being used for storage

External - to the front of the property is a well presented front lawn area with two driveways that can easily accommodate a minimum of five cars. To the rear is a private dual aspect landscaped garden which has been well maintained and includes; a patio area with outdoor lighting, split level lawn and a solid metal green house for keen gardeners

Council Tax Band - E