

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Cockshott Lane

Leeds, LS12 3QF

£245,000



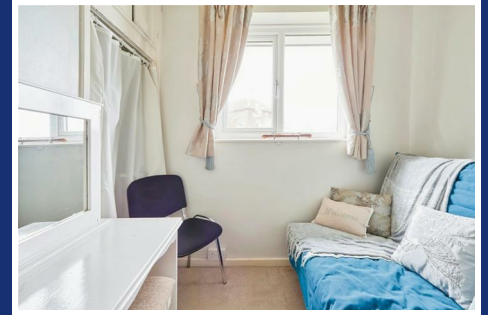
Council Tax: C



# 16 Cockshott Lane

Leeds, LS12 3QF

£245,000



- Semi detached house
- Has a downstairs wc
- Off-street parking for 2 cars
- Potential for extension
- Triple and double glazed windows
- Utility room with extra storage
- Spacious bedrooms with built-in cupboards
- Kitchen/diner with ample storage units
- Generous-sized garden with privacy
- Convenient location with great transport links

This semi-detached property was built, originally for the fire service and is now in private ownership, currently listed for sale, is in good condition and offers a wealth of features that make it an ideal home for families or couples. With three bedrooms, one reception room, and one bathroom, the property offers ample living space and has potential to extend, subject to planning permission.

The property boasts several unique features, including off-street parking, potential for extension, gas central heating, and a mix of triple and double-glazed windows. Notably, there is a UTILITY ROOM with a tiled floor, space for a washer and extra storage. A door from here leads to a convenient DOWNSTAIRS WC.

The THREE bedrooms are spacious, with two being double rooms and one single. Each room offers ample space and the double rooms come with built-in cupboards. The BATHROOM features a white suite with a mains shower over the bath.

The KITCHEN is ideal for those who love cooking, with built-in pantries, ample storage units, and a worktop with a sink. The room also has a dining space and a unique stable-style door.

The LIVING room is a through room with a living flame gas fire and a patio door that leads to a generous-sized garden, an excellent spot for outdoor recreation and entertaining.

The property is conveniently located, with easy access to public transport links and local amenities. The area boasts a strong local community and offers walking and cycling routes for outdoor enthusiasts. This property, with its unique features and great location, offers great potential for a comfortable and enjoyable lifestyle.

This charming semi-detached property in great location with three bedrooms, off-street parking, and a spacious garden is ideal for families or couples looking for a comfortable home, with potential to develop.

Tel: 0113 257 6198

## HALL

## LIVING ROOM

19'9 x 10'11 (6.02m x 3.33m)

## KITCHEN/DINER

13'8 x 11'10 (4.17m x 3.61m)

## UTILITY ROOM

6'5 x 4'7 (1.96m x 1.40m)

## DOWNSTAIRS WC

## BEDROOM ONE

12'6 x 11'0 (3.81m x 3.35m)

## BEDROOM TWO

13'1 x 8'7 (3.99m x 2.62m)

## BEDROOM THREE

7'7 x 7'2 (2.31m x 2.18m)

## BATHROOM

7'2 x 5'5 (2.18m x 1.65m)



## Road Map



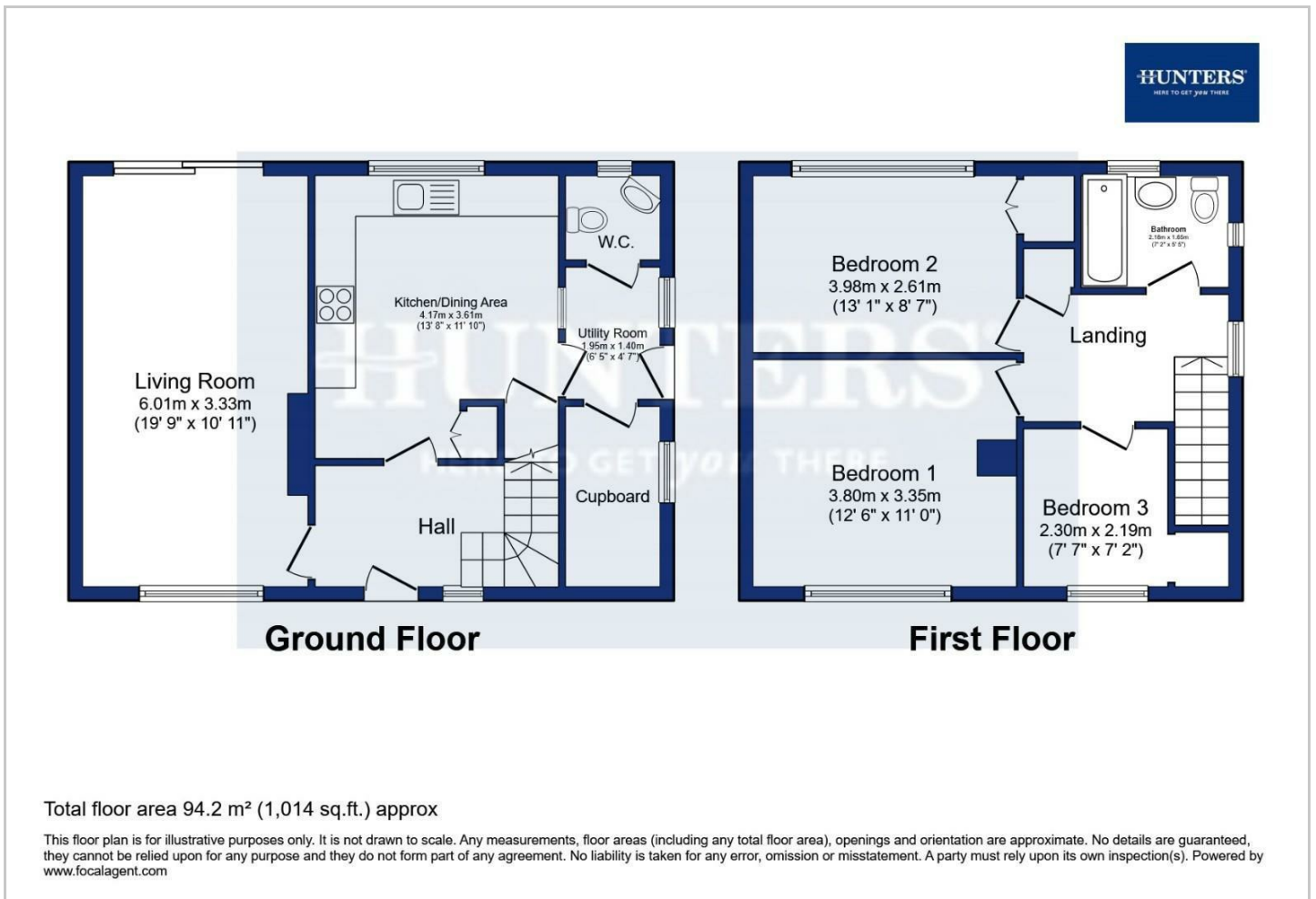
## Hybrid Map



## Terrain Map



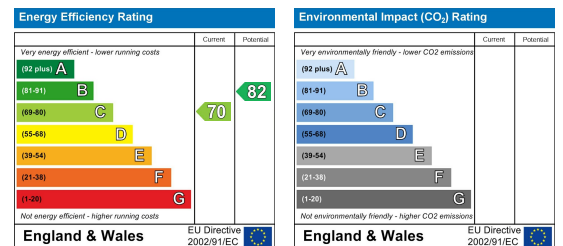
## Floor Plan



## Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.