

# HUNTERS®

HERE TO GET *you* THERE



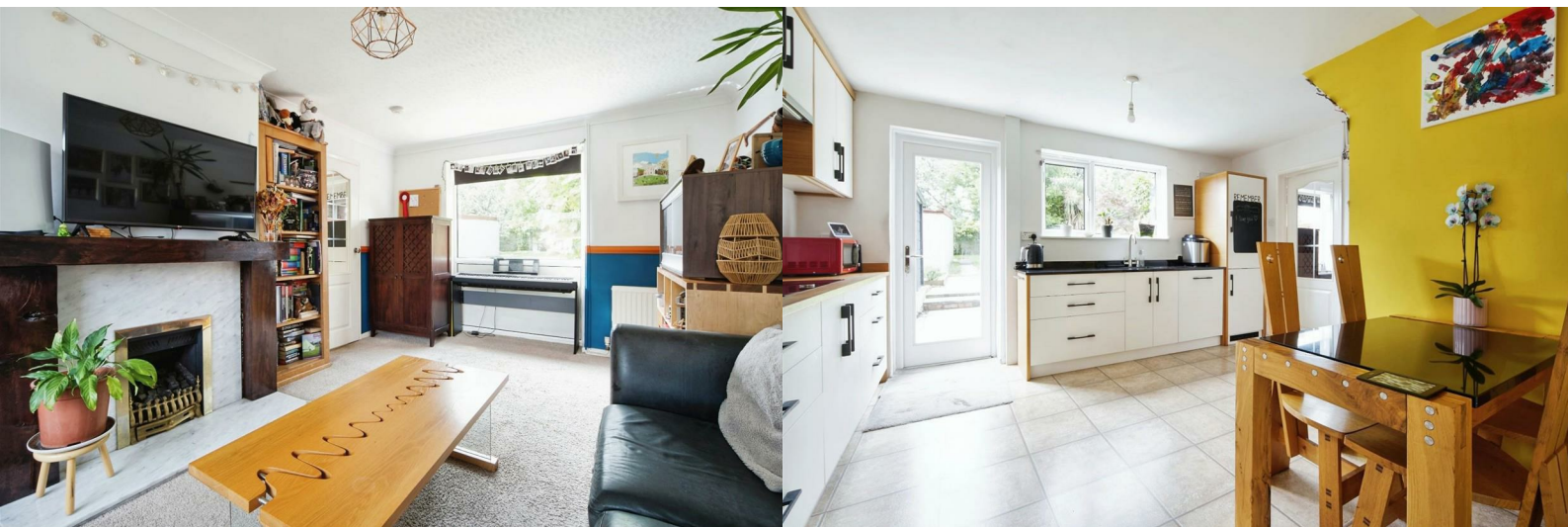
## Cockshott Drive

Armley, LS12 2RL

£245,000



Council Tax: B





# 35 Cockshott Drive

Armley, LS12 2RL

£245,000



- Three-bedroom semi-detached property
- Quiet cul-de-sac location
- Open-plan kitchen and diner
- Granite worktop in kitchen
- Generous reception room with fireplace
- Stylish family bathroom
- Large private garden
- Off road parking
- Potential to extend
- Garage and garden store

Welcome to this well-presented three-bedroom brick semi-detached property, now available for sale in a peaceful, urban area. Nestled in a quiet cul-de-sac, perfect for commuting to Leeds or Bradford, this home boasts good condition, with a great garden and is ideally suited for families and couples alike.

As you step through the PVC front door, you're greeted by an inviting entrance hall leading into the heart of the home - a delightful open-plan kitchen and diner. The kitchen is a cook's dream with ample storage units, an induction hob, a granite worktop, and modern conveniences like a dishwasher and a fridge freezer. The dining space is perfect for hosting dinner parties or enjoying a casual meal with the family.

The property features a generous reception room complete with a fireplace and a gas fire. Bask in the natural light flowing from the front and rear windows while enjoying the relaxing garden view.

Upstairs, the property offers three well-proportioned bedrooms. The spacious main bedroom comes with built-in wardrobes, perfect for all your storage needs. The second bedroom is also a good-sized double, while the third single bedroom is spacious enough for a home office and comes with a built-in closet.

The family bathroom is stylishly appointed with a white suite, tiled walls, LED lighting, and a mains shower with a screen, plus a separate toilet.

Outside, the property shines with an open front garden, grassed area with an apple tree, off-road block paved parking, the rear garden is truly amazing with a paved sun patio and large lawned area, a garage plus a garden store for additional storage. With great potential for extension, the garden is your blank canvas.

Situated near public transport links and cycling routes, this lovely home truly has it all. Come and see for yourself.

Charming three-bedroom semi-detached home in a peaceful urban cul-de-sac near Leeds, featuring an open-plan kitchen and diner, generous reception room with fireplace, spacious bedrooms, stylish bathroom, large private garden, off-road parking, and garage, perfect for families and couples.

Tel: 0113 257 6198

## HALL

## LIVING ROOM

17'3" x 10'7" (5.28 x 3.23)

## KITCHEN/DINING

17'3" x 13'6" (5.28 x 4.13)

## BEDROOM ONE

11'5" x 10'4" (3.50 x 3.15)

## BEDROOM TWO

10'11" x 10'7" (3.35 x 3.25)

## BEDROOM THREE

7'7" x 7'6" (2.32 x 2.29)

## BATHROOM

5'1" x 4'10" (1.57 x 1.48)

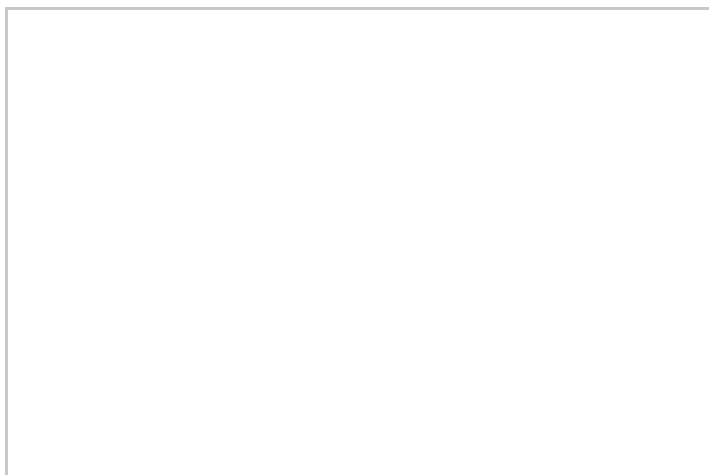
## SEPARATE TOILET

## STORE

7'5" x 6'5" (2.28 x 1.98)

## GARAGE

19'3" x 9'3" (5.87 x 2.83)



## Road Map



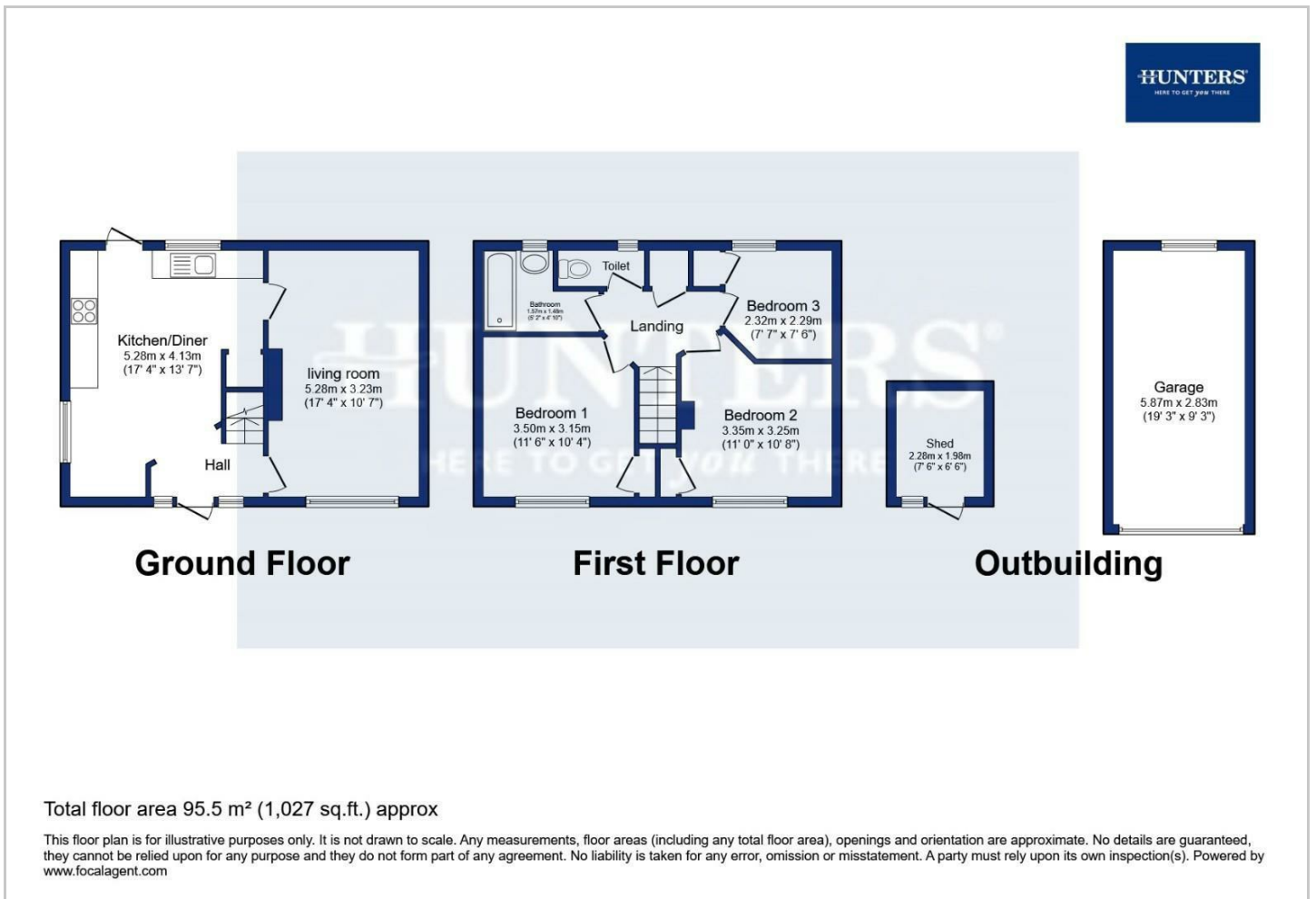
## Hybrid Map



## Terrain Map



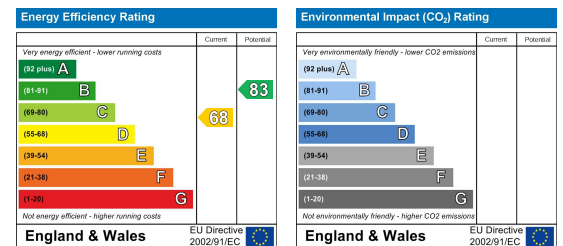
## Floor Plan



## 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.