



Eaton Hill, LEEDS LS16 6SE

welcome to

Eaton Hill, LEEDS

A well presented detached family home in the sought-after Eaton Hill, Cookridge. Offering spacious open-plan living, a striking staircase balcony & downstairs WC. Renovated over time and ready to move into, with a charming rear garden backing onto National Trust aswell as a drive to the front.



Eaton Hill

This impressive detached family home, located in the ever-popular Eaton Hill area of Cookridge, is one not to be missed. An internal inspection is strongly recommended to truly appreciate the space and quality on offer.

The property boasts generous open-plan living, featuring a lounge, dining area and separate kitchen, ideal for modern family life. A striking staircase and balcony overlook the main living area, adding a unique architectural feature and a contemporary feel throughout.

With the added benefit of a downstairs WC and a high-spec, newly fitted bathroom upstairs, this home is perfectly suited to families of all ages, combining style, comfort and practicality. Driveway to the front and charming, enclosed rear garden backing onto Woodland which is owned by the National Trust.

Ground Floor

Lounge

13' 7" x 12' 1" (4.14m x 3.68m)

A spacious living area with large double glazed windows overlooking the rear garden. The room is warmed by a large gas fireplace.

Dining Area

17' x 11' 2" (5.18m x 3.40m)

Another very spacious, carpeted room with large glass doors to the rear garden allowing plenty of natural light and perfect for wildlife spotting. The room also contains a good size storage closet under the stairs.

Kitchen

12' 2" max recess x 9' 6" (3.71m max recess x 2.90m)

The well positioned kitchen enjoys plenty of laminate worktop space with a double glazed window to the front of the home. There is a 1 and a half sink with drainer, electric hob and oven alongside space for a good size fridge/freezer.

First Floor

Landing

A truly unique addition to the home is a landing balcony overlooking the dining area and lounge. The carpeted landing is of a good width.

Bedroom 1

13' 1" x 10' max recess (3.99m x 3.05m max recess)

A well proportioned main bedroom with carpets, window to the front and a warming radiator.

Bedroom 2

11' x 13' 1" max recess (3.35m x 3.99m max recess)

Another good size bedroom with carpet, double glazed window to the front, integrated wardrobes and a radiator.

Bedroom 3

8' 2" x 8' 2" (2.49m x 2.49m)

The final well proportioned bedroom offers loft access to the large loft area - ideal for storage. This bedroom also comes with wardrobes, a radiator and window to the rear garden.

Bathroom

A stunningly, freshly renovated bathroom with no expense spared. The wet room enjoys a fully tiled floor and 2 heated towel rails. With a WC, sink a dual aspect windows to the front and side, this bathroom is truly top spec.

Garage

19' 6" x 8' 6" (5.94m x 2.59m)

A large garage with completely versatile space. There is plumbing a washing machine and comes with a chest freezer and fridge included.

Rear Garden

An absolutely charming rear garden with grassed area and patio area - perfect for entertaining and allowing kids to play. The good size rear garden has the huge benefit of backing onto woodland owned by the National Trust and enjoys a range of visitors regularly from foxes to red kites to a large array of birds. This truly is a nature lovers dream.



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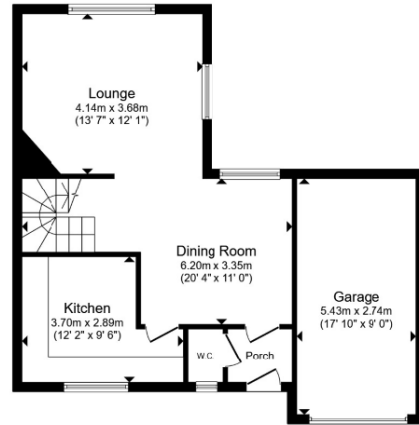


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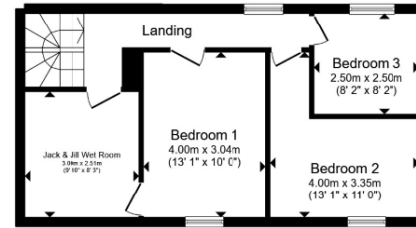
Eaton Hill, LEEDS

- A True Wildlife Wonderland
- Open Plan Living
- Ready To Move Into Home
- Off Street Parking and Garage
- Backing Onto Secure Woodland

Tenure: Freehold EPC Rating: D
Council Tax Band: E



Ground Floor



First Floor

£450,000

Total floor area 103.0 m² (1,109 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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