

Estate &
Letting Agents

dwell

Moseley Wood Gardens
Cookridge, Leeds
LS16 7JD
£350,000



0113 246 4860

5/6 St Chad's Parade, Otley Road,
Far Headingley, Leeds. LS16 5JH

info@dwell-leeds.com
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Property Details

- **Superb 5 Bedroom Semi-Detached Family Home**
- **Sought After Residential Area**
- **5 bathrooms (2 en suite, 3 off-suite)**
- **Offers Option for Multigenerational Living**
- **Off street parking for 3 cars**
- **Versatile Accommodation**
- **Two Reception Rooms**
- **EPC C**
- **Modern Kitchen with Adjoining Dining Area**
- **Wrap Around Garden**

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Property Description

This fantastic, 5-bedroom semi-detached house situated in a highly regarded residential area of Cookridge, North Leeds, boasts 5 double bedrooms and 5 bathrooms, which - set over the ground and first floors - offer versatile accommodation and the option of multi-generational living. The property itself includes an impressive kitchen with adjoining dining area which opens onto a neat rear garden, wrapping around to the side of the house to a generous driveway with parking for three vehicles. There is a spacious and sunny front reception room and 5 bedrooms - 2 of which being located the ground floor and benefitting from ensuite shower rooms. These bedrooms would also be suitable for use as a home office, utility or additional reception rooms.

INTERIOR

Ground Floor: A generous ENTRANCE PORCH provides access to an INTERNAL HALLWAY featuring an integral UTILITY CUPBOARD and leading to the KITCHEN with ADJOINING DINING AREA, a FRONT RECEPTION ROOM and TWO DOUBLE BEDROOMS overlooking the side and rear of the property respectively. The generously proportioned kitchen benefits from a number of modern wall and base units featuring a Range style oven with overhead extractor, a stainless-steel sink/drainer, space and plumbing for an American system fridge/freezer, and rolled laminate worktops incorporating a breakfast peninsular, zoning the space from the adjoining dining area (currently used as additional living space) with patio doors opening onto the rear garden. The main reception room (currently set up as an additional bedroom) is a fully carpeted, light and spacious room which overlooks the front of the property through an attractive bay window. Also accessed off the central hallway are two double bedrooms with ensuite shower rooms - these rooms offer versatile living and could be converted into additional reception rooms, a home office or larger utility if required. **First Floor:** Carpeted stairs rise to a generous LANDING SPACE providing access to THREE well-proportioned DOUBLE BEDROOMS - each with an adjacent BATHROOM. We would suggest that two of these bathrooms could be knocked through into the adjoining double rooms to create two ensuite bedrooms OR one bathroom could be converted into an additional single bedroom (subject to relevant permissions). The main FAMILY BATHROOM is a generous size, featuring a large corner bath cubicle, WC and pedestal wash hand basin. Two further bathrooms also include corner shower cubicles, WC's and wash hand basins.

EXTERIOR:

Externally there is a well-maintained garden which wraps around the side of the property to a large driveway at the front which provides parking for three vehicles.

Gallery



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ADDITIONAL INFORMATION

Loft space housing hot water cylinder (scope for further optimisation subject to consents)

Double glazed windows throughout

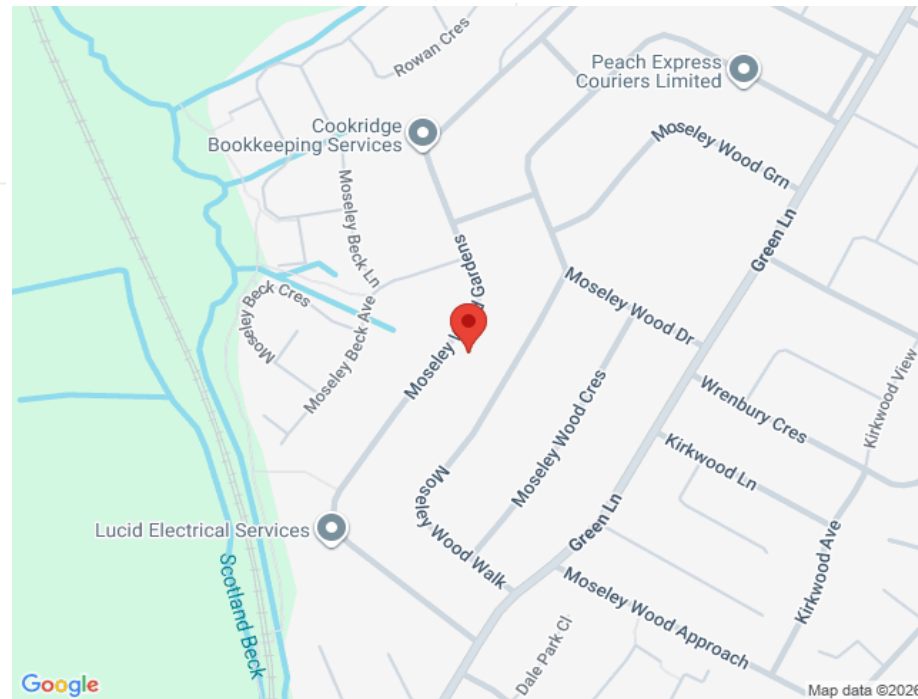
Gas central heating - a new Worcester Bosch boiler has been fitted in February 2026.

Well maintained wrap around garden

Off street parking for 3 cars

AREA DESCRIPTION AND MAP

The property itself is situated in a quiet and leafy, sought after residential estate within Cookridge, a well-established and desirable residential area, popular with both families and professionals. The area benefits from strong underlying property values and excellent local amenities, whilst the property is within walking distance of Horsforth Train Station, reputable schools, and offers good commuter access to Leeds City Centre and surrounding areas.



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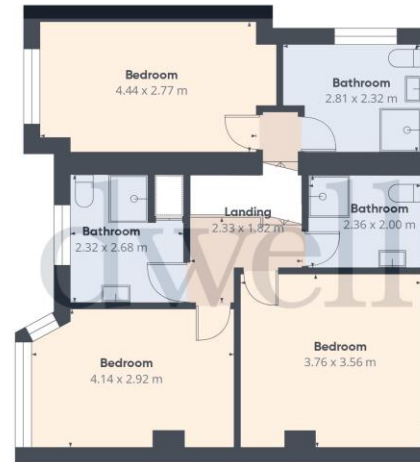
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Floor Plan

Floor Plan - Total floor area 133



Ground Floor



Floor 1



Approximate total area⁽¹⁾
133 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy Performance Rating **C**