



Eaton Hill, LEEDS LS16 6SE

welcome to

Eaton Hill, LEEDS

A stunningly presented home with a charming rear garden backing onto Woodland owned by the National Trust. The Property itself is spacious throughout and has been renovated over time, making it ready to move into.



Eaton Hill

This fabulous detached family home in the popular Eaton Hill area of Cookridge is a must-see. Internal viewing is highly recommended to fully appreciate the accommodation on offer. The property enjoys ample, open plan living space with a lounge, dining area and separate kitchen. A stunning staircase balcony overlooks this area offering uniqueness as well as contemporary living areas. Enjoying the use of a downstairs WC and top spec new bathroom upstairs this home is perfect for families of all ages.

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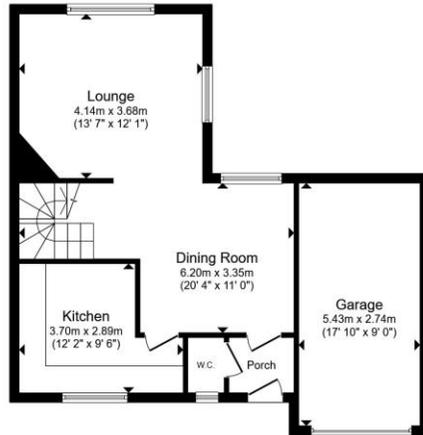
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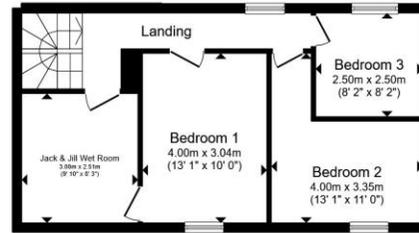
- A True Wildlife Wonderland
- Open Plan Living
- Ready To Move Into Home
- Off Street Parking and Garage
- Backing Onto Secure Woodland

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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Property Ref:
HFT107465 - 0002

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