



Eaton Hill, Leeds LS16 6SE

welcome to

Eaton Hill, Leeds

Guide Price £390,000 - £400,000 This versatile family home offers a generous lounge, modern kitchen, dining room, conservatory, cloakroom, four good-sized bedrooms (master with en-suite), and a house bathroom. Outside boasts a garage & parking, & a large enclosed rear garden with patio.



Eaton Hill

Located in a popular residential area of Cookridge, this well-presented four-bedroom detached home offers spacious and versatile, ready to move into accommodation. The ground floor comprises a welcoming entrance hallway, a generous lounge, a modern kitchen, dining room, a bright conservatory, and a convenient cloakroom. Upstairs, there are four good-sized bedrooms, including a master bedroom with its own en-suite shower room, along with a well-appointed house bathroom. Outside, the property benefits from a garage to the rear with parking available in front of the garage, additional on-road parking to the side, and a good-sized enclosed rear garden, mainly laid to lawn with a paved patio area—perfect for relaxing or entertaining. Internal viewing is highly recommended to fully appreciate the space and potential this lovely home has to offer.

Ground Floor Entrance Hallway

Door to the front opens into the welcoming hallway with radiator and vinyl flooring

Cloakroom

A useful addition to any busy family home with low flush wc, wash basin, radiator and vinyl flooring

Lounge

15' 10" x 11' 4" (4.83m x 3.45m)

A spacious reception room, tastefully decorated in bright neutral tones and featuring an electric fireplace with an attractive surround. A rear-facing window allows natural light to fill the space, while a radiator ensures comfort throughout the seasons.

Kitchen

11' 6" x 8' 9" (3.51m x 2.67m)

The modern kitchen is fitted with a stylish range of wall and base units, complemented by laminate work surfaces and metro-style tiled splashbacks. It includes a stainless steel sink with mixer tap, a gas ring hob with extractor above, a built-in oven, and an integrated dishwasher. There's also space for a freestanding fridge freezer and washing machine. A front-facing window brings in natural light, while a side door provides convenient access to the exterior.

Dining Room

12' 4" x 11' 7" max (3.76m x 3.53m max)

Open to the kitchen is a versatile reception room, beautifully presented with bright neutral decor and laminate wood flooring. A radiator provides comfort, while bi-fold doors open into the conservatory, seamlessly connecting the indoor and outdoor living spaces. Stairs from this room lead to the first floor, adding to its practical layout and flow.

Conservatory

10' 1" x 6' 11" (3.07m x 2.11m)

A lovely and versatile addition to the home, the conservatory features laminate wood flooring and windows to three sides, allowing plenty of natural light. A door opens directly onto the garden, making it an ideal space for relaxing, entertaining, or enjoying the outdoors from the comfort of indoors.

First Floor

Landing

with stairs from the ground floor, useful storage cupboard and access to the loft

Bedroom One

11' 10" max x 11' 8" max (3.61m max x 3.56m max)

A spacious double bedroom, tastefully decorated in neutral tones and featuring useful integrated wardrobes. A rear-facing window offers lovely views, while a radiator ensures year-round comfort. The room also benefits from direct access to a private en-suite shower room, adding convenience and privacy.

Ensuite

The en-suite is fitted with a step-in shower cubicle with a glass door, a low flush WC, a wash basin, and an extractor fan, offering a clean and functional space for everyday convenience.

Bedroom Two

11' 10" x 8' 5" (3.61m x 2.57m)

A second double bedroom with radiator, useful storage and window to the rear.

Bedroom Three

9' 6" x 7' 8" (2.90m x 2.34m)

A good sized bedroom with radiator and window to the front.

Bedroom Four

9' x 9' 6" (2.74m x 2.90m)

A good sized fourth bedroom with radiator and window to the front.

Bathroom

The house bathroom features a bath with overhead shower and glass screen, a wash basin, and a low flush WC. Finished with tiled walls, a radiator for comfort, and a side-facing window allowing natural light.

Outside

The front garden is laid to lawn with a pathway leading to the front door and a side gate providing access to the rear.

A garage is located at the rear of the property, with space to park directly in front, offering convenient off-street parking.

The enclosed rear garden is a delightful space for relaxing or entertaining, mainly laid to lawn and complemented by a paved patio area ideal for outdoor seating. Additional features include a garden shed and secure fence boundaries, creating a private and practical outdoor retreat.



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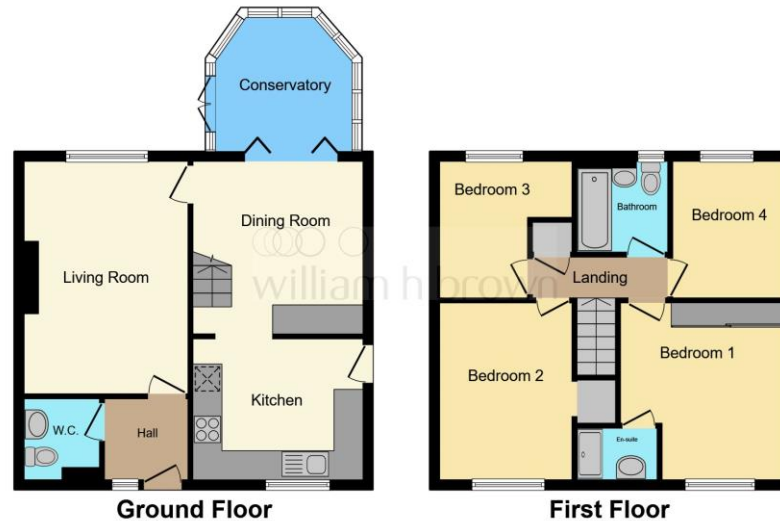
welcome to Eaton Hill, Leeds

- Four Bedroom Detached Home
- Master with Ensuite
- Enclosed Rear Garden
- Versatile, Ready to Move into Accommodation
- Garage & Parking

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

guide price

£390,000 – £400,000



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.focalagent.com



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