



Eaton Hill, Leeds LS16 6SE

welcome to

Eaton Hill, Leeds

Guide Price £260,000 - £270,000 This charming two-bedroom detached bungalow in Eaton Hill, Cookridge is offered with no chain. It features a conservatory, driveway, garage, and well-maintained gardens, providing a peaceful and convenient lifestyle.



Eaton Hill

Nestled in the charming neighbourhood of Eaton Hill, Cookridge, this delightful two-bedroom detached bungalow is a rare find, offered with no chain. The property boasts a spacious conservatory, perfect for enjoying the garden views all year round. The driveway and garage provide off street parking and storage, while the well-maintained gardens offer a serene outdoor retreat. This bungalow is ideal for those seeking a peaceful and convenient lifestyle in a well-established community.

Entrance Porch

Door to the front opening into porch - with tiled flooring, windows and internal door through to the hallway

Hallway

Laminate flooring, two useful linen cupboards and radiator

Lounge

17' 5" max x 16' 1" max (5.31m max x 4.90m max)

A spacious lounge with laminate flooring, electric fireplace, radiator and sliding patio doors to the rear

Kitchen

8' 5" x 8' 8" (2.57m x 2.64m)

The fitted kitchen features a range of wall and base units with laminate work surfaces and one and half sink with mixer tap. Double oven and gas hob, integrated fridge freezer and space for washing machine and dishwasher. Tiled flooring and window to the front

Garden Room

8' x 5' 8" (2.44m x 1.73m)

A lovely addition to the property with tiled flooring windows and door opening into the garden

Bedroom One

10' 8" x 9' 2" + recess (3.25m x 2.79m + recess)

A good sized double bedroom with integrated wardrobes, laminate flooring, radiator and window through to the garden room.

Bedroom Two

8' 7" x 7' 11" (2.62m x 2.41m)

Laminate flooring, radiator and window to the front

Bathroom

The bathroom comprises; Bath with shower over, low flush wc, wash basin, radiator, tiled flooring and window to the front

Outside

To the front there is a well maintained garden laid to lawn with mature shrubs and pathway leading to the front door.

There is a driveway and garage providing off street parking and storage.

The enclosed rear garden is laid to lawn with paved patio area with mature shrubs and access to the garage.



view this property online williamhbrown.co.uk/Property/HFT107085



welcome to

Eaton Hill, Leeds

- Offered with NO CHAIN
- Two Bedroom Detached Bungalow
- Great Cookridge Location
- Driveway & Garage
- Enclosed Rear Garden

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

guide price

£260,000 - £270,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HFT107085](https://www.williamhbrown.co.uk/Property/HFT107085)



Property Ref:
HFT107085 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 258 3476



Horsforth@williamhbrown.co.uk



110-112 New Road Side, Horsforth, Leeds,
West Yorkshire, LS18 4QB



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)