

# HUNTERS®

HERE TO GET *you* THERE

102 Green Lane, Cookridge, Leeds, LS16 7HF

Asking Price £309,950

Property Images



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## Property Images



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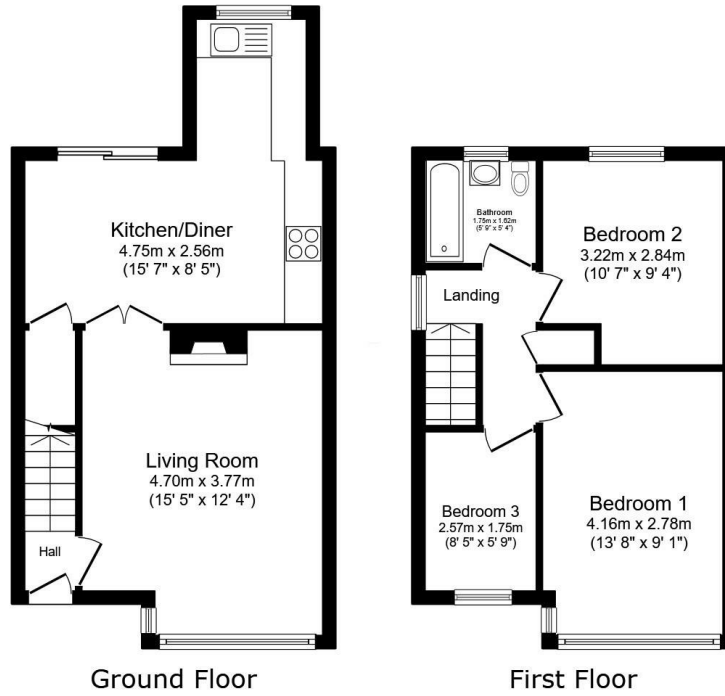
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Total floor area: 70.9 sq.m. (763 sq.ft.)

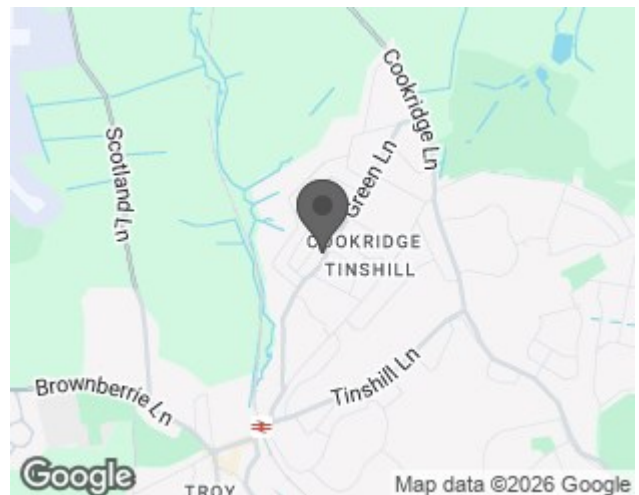
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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



## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

## Summary

Nestled in the desirable area of Cookridge, this charming three-bedroom semi-detached house on Green Lane presents an excellent opportunity for first-time buyers and small families alike. The property is conveniently located within easy reach of Horsforth Train Station, local schools, and various amenities, making it an ideal choice for those seeking both comfort and convenience.

Upon entering, you are welcomed by a bright entrance hall that leads to a spacious lounge, perfect for relaxation and entertaining. The ground floor also features a well-appointed kitchen and dining area, providing a lovely space for family meals and gatherings.

As you ascend to the first floor, you will find two generously sized double bedrooms alongside a single bedroom, offering ample space for family or guests. The house bathroom is conveniently located to serve all bedrooms.

Externally, the property boasts a driveway that provides off-street parking and leads to a detached garage, ensuring that your vehicles are secure. The front of the house features a paved garden, while the rear offers an enclosed lawned garden complete with a patio area, ideal for outdoor enjoyment and entertaining.

This delightful home is sure to attract interest, and early internal viewings are highly recommended to fully appreciate all that it has to offer. Don't miss the chance to make this lovely property your own.

## Features

- Three bedrooms, ideal for families
- Spacious lounge and dining area
- Detached garage and driveway
- Enclosed rear garden with patio
- Prime Cookridge location
- Close to Horsforth Train Station
- Near local schools and amenities
- Semi-detached house on Green Lane
- Two double bedrooms, one single
- Viewing highly recommended