





38 MOSELEY WOOD DRIVE COOKRIDGE LS16 7HJ

Asking price £400,000

FEATURES

- Well-Presented Semi-Detached Family Home
- Terrific Enclosed Large Rear Garden
- Modern & Stylish Dining Kitchen With Sliding Doors Onto The Patio
- Light & Airy Sitting Room With Bay Window
- Useful Entrance Porch & Welcoming Entrance Hall
- Four Good Sized Bedrooms With The Main Bedroom Having Fitted Wardrobes
- Smart House Bathroom & Separate WC
- Freehold / EPC Rating C / Council Tax Band D
- Block-Paved Driveway Providing Off Road Parking & Garage Store
- Popular Residential Area Close To Local School & Amenities

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SHANKLAND BARRACLOUGH ESTATE AGENTS

Well-Presented 4 Bed Semi With Dining Kitchen & Large Rear Garden

Situated in the popular residential area of Cookridge, this well-presented semi-detached family home offers a delightful blend of modern living and spacious comfort. Built in 1965, the property spans an impressive 1,259 square feet, providing ample room for family life.

Upon entering, you will find an inviting reception rooms that create a warm and welcoming atmosphere, perfect for both relaxation and entertaining whilst the heart of the home is the stylish and modern dining kitchen with enjoys direct access out to the terrific rear garden.

The home features four generously sized bedrooms, with the main bedroom boasting fitted wardrobes, ensuring plenty of storage space. The smartly designed house bathroom adds a touch of contemporary elegance to the property.

One of the standout features of this home is the large, enclosed rear garden, which offers a fantastic outdoor space for children to play or for hosting summer gatherings with friends and family. The garden is a true haven for those who appreciate nature and outdoor living.

Additionally, the property benefits from parking for at least two vehicles, providing convenience for busy families. This semi-detached house is not only a comfortable living space but also a wonderful opportunity to create lasting memories in a friendly neighbourhood conveniently situated close to local schools and amenities.

This home is ideal for families seeking a blend of comfort and style in a sought-after location. Don't miss the chance to make this charming property your own and contact Shankland Barraclough Estate Agents in Otley to arrange a viewing.

The Accommodation...
The accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Ground Floor

Entrance Porch
A useful entrance porch with double glazed entrance door.

Entrance Hall
A welcoming entrance hall having attractive wooden flooring, radiator, ceiling cornice and stairs up to the first floor.

Sitting Room 16'1" x 12'9" (4.90m x 3.89m)
A light and airy reception room benefiting from a bay window to the front elevation and fireplace housing an electric fire. Ceiling cornice, radiator, two wall light points and door into:

Dining Kitchen 20'0" x 9'8" (6.10m x 2.95m)
A stylish dining kitchen with a range of modern base and wall units incorporating cupboards, drawers and coordinating work surfaces with under unit lighting having a tiled splash back. Inset one and a half bowl stainless steel sink unit, and a range of integrated appliances including fridge/freezer, dishwasher, washing machine, electric oven, microwave and four ring ceramic hob. Breakfast bar, recessed spotlights, wood effect flooring, radiator. door to the side, window to the rear elevation and sliding doors out to the generous rear garden.

First Floor

Landing
With window to the side elevation.

Bedroom 1. 14'4" x 12'2" (4.37m x 3.71m)
A generous double bedroom with a range of fitted wardrobes, radiator, two wall light points and attractive bay window to the front elevation.

Bedroom 2. 12'4" x 8'8" (3.76m x 2.64m)
With understairs fitted cupboard, radiator and window to the rear elevation.

Bedroom 3. 9'3" x 7'5" (2.82m x 2.26m)
Another good sized bedroom with radiator and window to the front elevation.

Bathroom
A smart house bathroom with a panelled bath having a shower over and pedestal wash hand basin. Recessed spotlights, tiled floor, cupboard housing the central heating boiler, part tiled walls and window to the rear elevation.

Separate WC
With a low suite w.c, part tiled walls, tiled floor and window to the side elevation.

Second Floor

Bedroom 4. 17'0" x 14'11 max into eaves (5.18m x 4.55m max into eaves)
Attic bedroom, which would also make an ideal home office or hobbies room with radiator, exposed beams, velux window to the front and dormer window to the rear elevation.

Outside
A large enclosed rear garden, ideal for a growing family to enjoy which is predominantly laid to lawn with flower borders housing mature shrubs and plants. Block-paved and flagged patio areas ideal for outdoor entertaining whilst to the front there is a block-paved driveway providing off road parking with further lawned area with flower borders.

Garage Store 10'2" x 10'1" (3.10m x 3.07m)
A useful garage store with up and over door, light, power and further door to the rear elevation.

Garden
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Tenure, Services And Parking
Tenure: Freehold
All Mains Services Connected
Parking: Driveway Providing Off Road Parking

Internet and Mobile Coverage
Independently checked information via Ofcom shows that Ultrafast Broadband up to 1800 Mbps download speed is available to this property. Mobile phone coverage is available to the four main carriers. For further information please refer to: https://checker.ofcom.org.uk

Flood Risk Summary
Surface Water - Low/Very Low
Rivers & Sea - Very Low

For up-to-date flood risk summaries on this or any property, please visit the governments website https://www.gov.uk/check-long-term-flood-risk

Council Tax Leeds
Leeds City Council Tax Band D. For further details on Leeds Council Tax Charges please visit www.leeds.gov.uk or telephone them on 0113 2224404.

Viewing Arrangements
We would be delighted to arrange a viewing for you on this property. To view, please contact Shankland Barraclough Estate Agents on (01943) 889010, e-mail us info@shanklandbarraclough.co.uk or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

Opening Hours
Monday to Friday 9am - 5.30pm
Saturdays 9am - 4pm











26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ









Offer Acceptance & AML Regulations
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

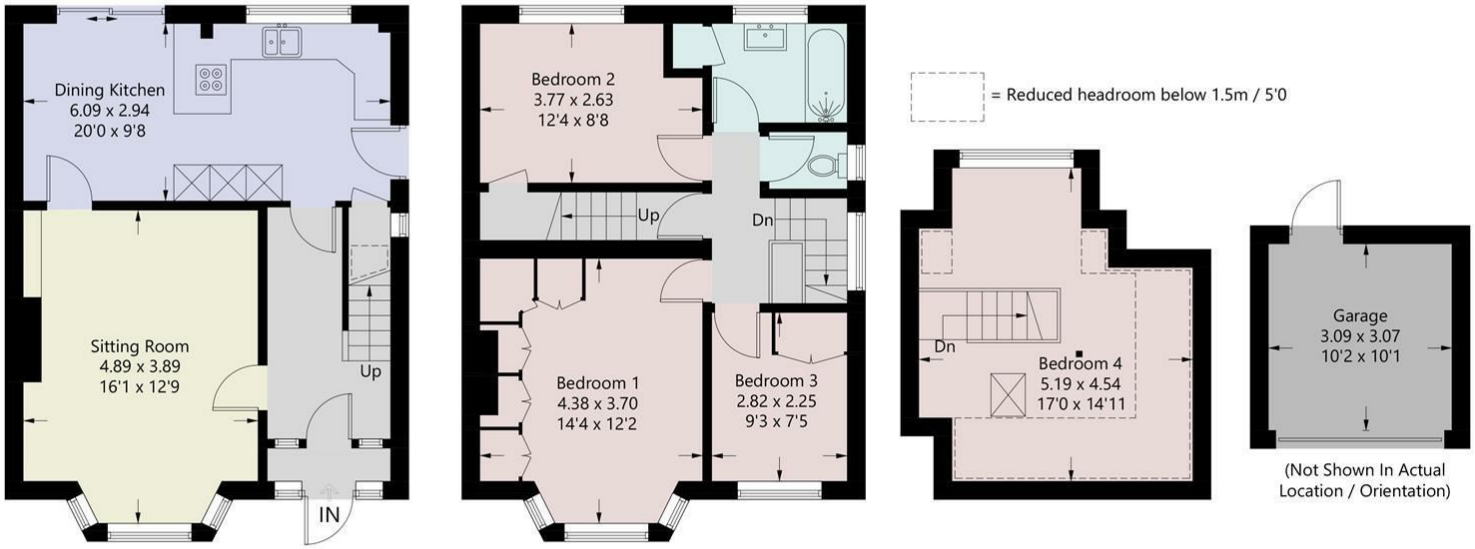
Mortgage Advice
We are delighted to offer Whole of Market Mortgage advice through our relationship with T&C Independent Mortgage Advisors. To make an appointment please ring 01943 889010 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

The initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

Please Note
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

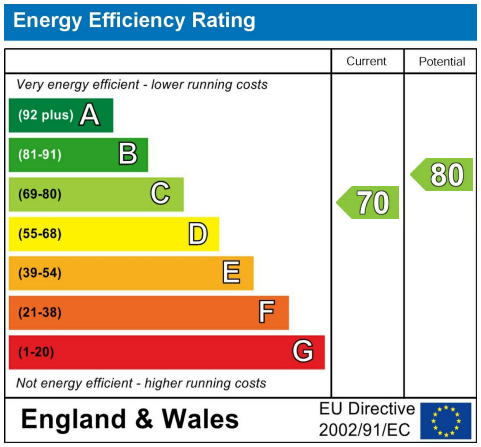
Moseley Wood Drive, Cookridge, LS16

Main = 108.1 sq m / 1163 sq ft
Limited Use Area = 7.8 sq m / 84 sq ft
Garage = 9.6 sq m / 103 sq ft
Total = 125.5 sq m / 1350 sq ft



Ground Floor | First Floor | Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Pursuant to RICS property measurement 2nd edition
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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.



Call us on 01943 889010
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