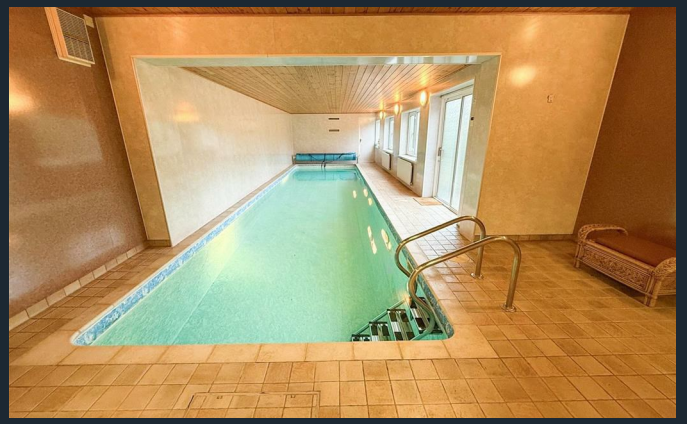
CORNERSTONE

401 Otley Old Road, Cookridge, Leeds, LS16 7DF



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401 Otley Old Road
Guide Price £520,000

A Distinctive Family Home with Leisure Complex
Cornerstone is delighted to present 401 Otley Old Road, a grand, link-detached property with solar panels and battery storage. This home provides a distinctive living environment, with the convenience of local amenities and accessibility.

The first viewings will be held on Saturday 14th February 2026, strictly by appointment only.

A Welcoming First Impression
Accessed via a metal gated driveway at the front, the property makes an immediate impact with its impressive curb appeal, offering ample space for off-road parking. The front garden features plenty of plants, hedges and a path leading to the side of the house and towards the expansive rear garden, providing both privacy and an enjoyable outdoor space.

The driveway leads into a concealed porch. The porch opens into a large hallway with its panelled detailing which introduces plenty of character into this space. The hallway leads to the kitchen, sitting room and the staircase to the first floor.

The Leisure Complex – A Truly Special Feature
At the heart of this home lies the Leisure Complex, a fantastic space for relaxation, fitness, or hobbies. It features a heated swimming pool with a sliding door out into the rear garden and a large gymnasium suite with a striking glass-mirrored wall and a sliding door into the pool room. The complex also includes a shower room with a toilet, adding convenience for active family members.

The leisure complex also leads to two large garages. The garage at the rear has a high ceiling providing the perfect storage space for larger vehicles such as a camper van/motor home, you access this from a second driveway at the rear of the property which is found on the quiet cul-de-sac of Tinshill Grove. A hallway from the gymnasium leads to a second garage, accessed from the front driveway.

Within the garage at the front of the property, you'll find the solar panel inverter and battery storage, introducing eco credentials to this home.

A pull-down ladder from the front garage gives access to a spacious loft area, ideal for storage or potential development (subject to any consents).

A Ground Floor with Space and Flexibility
This property offers a thoughtful layout that works well for modern family living. The utility room connects directly to the kitchen and a separate office, ideal for those who work from home or need a dedicated space for study. The utility room gives access into the leisure complex.

The kitchen is well-proportioned, with ample cupboard space and an easy flow into the garden room, which has direct access to the large rear garden. The garden room transitions into the dining room, which is open-plan with the sitting room. The sitting room is a lovely space, featuring a large bay window and a log-burning stove, making it the perfect spot to relax.

Comfortable Living on the First Floor
The first floor features a landing and three bedrooms with fitted wardrobes. Two of the bedrooms are generously sized. The largest bedroom enjoys a lovely bay window to the front elevation and ample space. The second double bedroom has its own en suite, while a third double bedroom and family bathroom complete the first floor.

Private and Impressive Outdoor Space
The rear garden is a standout feature of this home, offering a sense of privacy thanks to mature hedging and many plants. With a large lawn, a patio area, and direct access from the garden room and pool room, the garden is perfect for outdoor entertaining or simply relaxing in a fair amount of privacy. There's also a brick-built store/shed, perfect for gardening tools or storing logs for the stove for the winter months. A handy dedicated boiler cupboard is accessed from the rear garden.

The Location – A Unique Blend of Accessibility
The property is in a location with practical advantages (such as excellent road links and the convenience of nearby services), it is also well-situated for easy access to local amenities.

For those looking to strike a balance between a private family residence and practical access to transport links, this home is perfectly positioned. Horsforth train station, less than a mile away, offering excellent transport links to Leeds city centre, while Leeds International Airport is just a short drive away for frequent flyers.

Horsforth a thriving community which is just down the road with a wealth of amenities including cafes, restaurants, and local shops, providing everything you might need. Good schools are also nearby, with Cookridge Primary School just a short distance away, making this an ideal location for families with young children.

A Rare Opportunity – Viewing by Appointment
This property offers a unique opportunity to secure a home with considerable space, a leisure complex, and a large garden, in a highly convenient and accessible location.

The first viewings will be held on Saturday 14th February 2026, strictly by appointment only. Given the distinctive nature of this home, we encourage you to book early to avoid missing out on this opportunity.

To arrange your viewing or for further information, please contact Cornerstone.

This truly is an exceptional home, offering flexibility, practicality, and a fantastic quality of life for the right buyer. Don't miss out on this rare opportunity!

Important Information
TENURE - Freehold

Council Tax Band E.

No onward chain.

1. In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended), estate agents are legally required to verify the identity of their applicants and understand the source of any funds used in a property transaction. As part of our due diligence process, all purchasers and individuals providing funds (including giftors) will be required to provide: Proof of identity, Proof of address and Evidence of the source of funds. We carry out electronic anti-money laundering (AML) checks on all buyers and giftors. A non-refundable fee of £36.00 (including VAT) will be charged per individual to cover the cost of these checks. We apply a risk-based approach in line with regulatory requirements. This means the level of information and documentation we request may vary. In some cases, additional evidence may be required to meet our obligations under the regulations. All requested documentation must be provided in full for us to proceed with the transaction. Failure to comply may result in delays or the inability to continue with the process.

Total Area: 328.5 m² ... 3536 ft²

All measurements are approximate and for display purposes only

Please note: Where we have knowledge or suspicion that a transaction involves criminal property or money laundering, we are legally required to make a report to the National Crime Agency (NCA).

2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property, and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

3. Measurements: These approximate room sizes are only intended as general guidance.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

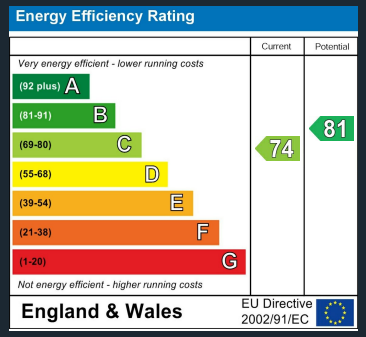
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract; the matters referred to in these particulars should be independently verified by prospective buyers. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Sales & Lettings nor any of its employees or agents has any authority to make or give any representation or warranty about this property.

Local Authority

Leeds City Council

Council Tax Band

E



The Property Ombudsman

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