

Cobham Walk,Leeds LS15 8XF

william h brown

welcome to

Cobham Walk,Leeds

A well-presented three-bedroom semi-detached family home situated in a popular residential location. Featuring a spacious lounge with feature fireplace, separate dining room, attractive front and rear gardens, and flexible living accommodation. Close to local amenities, schools and transport links.













Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Lounge
A spacious and beautifully presented reception room featuring a large front-facing window allowing plenty of natural light. The room is tastefully decorated in neutral tones with attractive dado rail detailing and fitted carpet throughout. A feature fireplace with decorative surround creates an attractive focal point, while glazed double doors provide access to the adjoining dining room. Offering ample space for a range of lounge furniture, this comfortable living area is ideal for both everyday family living and entertaining guests.

Dining Room
A versatile second reception room currently utilised as a home office, offering excellent flexibility to suit a variety of needs. The room features neutral décor, fitted carpet and decorative dado rail detailing, creating a bright and welcoming space. Glazed double doors provide an attractive connection to the lounge, while the generous proportions allow ample space for a dining table and chairs, making it ideal for both formal dining and everyday family use. Conveniently located adjacent to the kitchen, this adaptable room could also serve as a playroom, study or additional sitting room.

Kitchen
Fitted with a range of wall and base units complemented by work surfaces incorporating a stainless steel sink and drainer with mixer tap. The kitchen provides space for a cooker, washing machine, dishwasher and additional appliances, with tiled flooring and splashback areas for practicality. Dual aspect windows allow plenty of natural light, while a rear door provides direct access to the garden.

First Floor Landing
Bedroom One
Double glazed window to the front and a gas central heating radiator

Bedroom Two
Double glazed window to the rear and a gas central heating radiator.

Bedroom Three
Double glazed window and a gas central heating radiator

Shower Room
A well-appointed shower room fitted with a white suite comprising a WC, hand basin set within a range of useful vanity storage units, and a corner shower enclosure with glazed screen. Fully tiled walls provide a clean and practical finish.

Exterior
The property enjoys an attractive and well-maintained front garden, predominantly laid to lawn with established shrubs and mature planting providing a pleasant outlook and kerb appeal. The property boasts a delightful enclosed rear garden, thoughtfully landscaped to create an attractive and low-maintenance outdoor space. Predominantly laid to lawn with well-stocked planted borders, mature shrubs and feature raised beds, the garden offers a pleasant setting for relaxation and family enjoyment. A paved patio provides the perfect space for outdoor dining and entertaining.

Parking/Garage
The property benefits from a driveway providing off street parking and leading to a garage.

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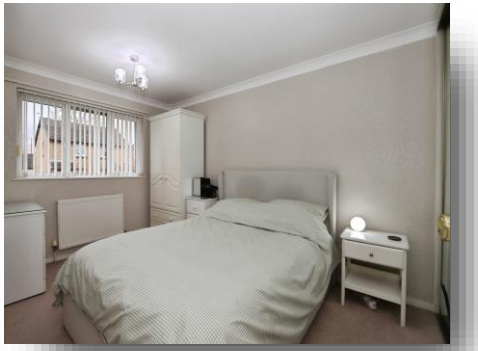
- Spacious semi-detached family home
- Three well-proportioned bedrooms
- Bright and welcoming lounge with feature fireplace
- Separate dining room offering flexible living space
- Well-maintained front and rear gardens

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

£250,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
CGT112290 - 0003

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