



Cookridge Avenue, Leeds LS16 7NA

welcome to

Cookridge Avenue, Leeds

An exceptional detached family home set behind secure gated access, offering an impressive frontage, a generous driveway with EV charging & a beautifully maintained rear garden with open views. Immaculately presented & thoughtfully designed for modern family living—an internal viewing is must!



Cookridge Avenue

A striking detached family home boasting an impressive frontage and set on a generous plot. Thoughtfully curated by the current owners, the property offers high-quality, versatile accommodation throughout, with internal viewing highly recommended to fully appreciate all that is on offer.

The accommodation briefly comprises an entrance hallway, downstairs cloakroom, home office, lounge, and a spacious living room with bi-fold doors opening onto the garden. This is complemented by a modern kitchen/diner and a separate utility room to the ground floor.

To the first floor are four double bedrooms, two of which benefit from en-suite facilities, along with a contemporary family bathroom.

Externally, the property enjoys a generous gated block-paved driveway with an EV charging point, enclosed by solid boundary walls. To the rear is a substantial garden, mainly laid to lawn with a paved patio area and attractive open views beyond, creating a wonderful setting for families and those who enjoy entertaining.

Ground Floor Entrance Hallway

A composite front door leads into a warm and inviting hallway with attractive wood flooring, a sleek vertical radiator, useful storage cupboard and stairs ascending to the first floor. Oak internal doors open through to the various rooms.

Cloakroom

A practical downstairs cloakroom comprising a low-flush WC, wall-mounted wash basin, and resin flooring.

Office

A versatile ground-floor room currently used as a home office, featuring matching wooden flooring from the hallway, a radiator, and a front-facing window.

Living Room

Located to the front of the property is this superb, light-filled living room, featuring neutral decor, plush carpeting, and recessed ceiling spotlights. A large front-facing window floods the room with natural light, while two modern vertical radiators adds a contemporary finish.

Lounge

This stylish and spacious living area is finished to a high standard, offering a modern and contemporary feel. Attractive wooden flooring is complemented by recessed ceiling spotlights and two sleek vertical radiators, creating a bright and welcoming atmosphere.

Bi-fold doors extend along one side of the room, flooding the space with natural light and providing a seamless connection to the outdoors, while also opening through to the kitchen/diner for excellent flow and versatility.

Kitchen / Diner

A sleek and contemporary kitchen finished to an exceptional standard, offering a clean and modern aesthetic throughout. The space features an extensive range of high-gloss wall and base units providing ample storage, complemented by a suite of integrated Miele appliances, including a full-length fridge/freezer, double oven, microwave, and coffee machine, all contributing to the streamlined design.

A substantial central island with contrasting Corian worktops forms the focal point of the room, offering generous preparation space. This incorporates an inset hob with a contemporary stainless-steel extractor above, along with an inset sink unit featuring a mixer tap and Quooker hot water tap.

There is ample room for a dining table and chairs, making the space ideal for both everyday family living and entertaining. Bi-fold doors open out onto the garden, allowing excellent natural light, while resin flooring enhances the modern finish. The kitchen also flows seamlessly through to the utility room, adding further practicality.

Utility Room

A practical space to the home with space and plumbing for both washing machine and tumble dryer, storage base units, vertical radiator, door allowing access into the garage and glass door to the rear.

First Floor Landing Bedroom One

A superb principal bedroom boasting ample fitted wardrobes with glass sliding doors, two radiators, a front-facing window, and a Velux window that floods the room with natural light. The bedroom also benefits from access to a private en-suite.

Ensuite

A contemporary en-suite shower room finished to a high standard, featuring a walk-in shower with glass screen, modern vanity unit with integrated basin, low-flush WC, and a chrome heated towel rail. Neutral tiling, recessed spotlights, and a window combine to create a bright and stylish space.

Bedroom Two

A second double bedroom with radiator and window to the front. Access to ensuite shower room.

Ensuite

En-suite wet room comprising a shower, low-flush WC, wash basin, heated towel rail, vinyl flooring, and a window.

Bedroom Three

Another double bedroom with neutral decor, radiator and window

Bedroom Four

Another double bedroom with radiator and window

Bathroom

A modern, well-presented bathroom featuring a panelled bath with glass shower screen, vanity unit with integrated basin, and low-flush WC. Neutral tiling, recessed spotlights, and a Velux window create a bright and airy finish..

Outside

The property boasts a wide block-paved driveway offering ample off-street parking, further enhanced by the addition of an EV charging point. Solid boundary walls with decorative timber fencing provide both privacy and excellent kerb appeal, while the gated entrance adds a sense of exclusivity.

A real selling point of this home a generous and well-maintained rear garden, laid mainly to lawn and enjoying a good level of privacy. A paved patio area provides an ideal space for outdoor seating and entertaining, with the garden extending beyond and bordered by well-kept fencing and mature planting.

The garden is predominantly level, making it both practical and family-friendly, with open views to the rear adding to the sense of space and tranquillity. Overall, it is an attractive and versatile outdoor area, ideal for relaxation and outdoor living.

Garage

The garage is ideal for storage with an electric door and also accessed via the utility room.

Location

Cookridge Avenue is ideally located within the sought-after Cookridge area of North Leeds, offering a perfect blend of leafy suburban living and excellent connectivity. Well regarded for its strong community feel, quality local schooling, and access to outstanding green spaces including Golden Acre Park and Breary Marsh. The area is well served by road and public transport links, with Leeds city centre, Horsforth, and Leeds Bradford Airport all within easy reach—making this a highly desirable location for families and professionals alike.

welcome to

Cookridge Avenue, Leeds

- Exceptional detached family residence set behind secure gated access
- Impressive frontage with a generous block-paved driveway and EV charging point
- Beautifully curated interior offering high-quality, versatile accommodation
- Four double bedrooms, including two elegant en-suite bedrooms
- Contemporary kitchen/diner designed for both family living and entertaining

Tenure: Freehold EPC Rating: D

Council Tax Band: F



Please note the marker reflects the postcode not the actual property

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