



60 Moseley Wood Walk, Cookridge, Leeds LS16 7HG
£270,000

AdairPaxton
Property Specialists

*****EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE***** Situated in a much sought after Cookridge location, this delightful semi-detached house has been a much loved family home for many years and offers well maintained accommodation throughout. The property briefly comprises: entrance hall, spacious lounge, open plan kitchen/diner, three bedrooms and a house bathroom. Externally there are attractive gardens to both the front and rear, a driveway for off street parking and a detached garage. The property is well located for reputable local schools and transport links including Horsforth train station. The house benefits from gas central heating and uPVC double glazing. Early internal viewing is highly recommended.



Entrance Hall

Via front entrance door. Stairs to first floor.

Lounge

12'4" x 13'3" (3.77 x 4.05)

Light and Airy living area with uPVC double glazed window to the front. Electric fire. Gas central heating radiator.

Kitchen / Diner

15'7" x 8'3" (4.76 x 2.53)

Fitted with a range of wall, base and drawer units with worktops over. Stainless steel sink with mixer tap and drainer. Part tiled walls. Space for cooker and fridge/freezer. uPVC double glazed door to rear. uPVC double glazed sliding doors leading to the garden from the dining area. Two gas central heating radiators.

Bedroom 1

9'4" x 13'3" (2.87 x 4.06)

Double bedroom with uPVC double glazed window to front. Gas central heating radiator. Built in wardrobes.

Bedroom 2

9'2" x 8'5" (2.81 x 2.58)

Second double bedroom with uPVC double glazed window to rear. Built in wardrobes. Gas central heating radiator.

Bedroom 3

5'8" x 8'4" (1.73 x 2.55)

Third bedroom with uPVC double glazed window to front. Gas central heating radiator.

Bathroom

Fitted with a three piece suite comprising; Bath with shower above, WC and wash hand basin. Tiled walls. Double glazed window to rear.

Outside

To the front of the property there is an attractive lawned garden with borders of flowers and shrubs. To the side of

the property is a driveway provides off street parking for a number of vehicles and leads to a detached garage. The rear garden is fully enclosed with a paved patio area, and a low maintenance gravelled area with borders of flowers and shrubs.

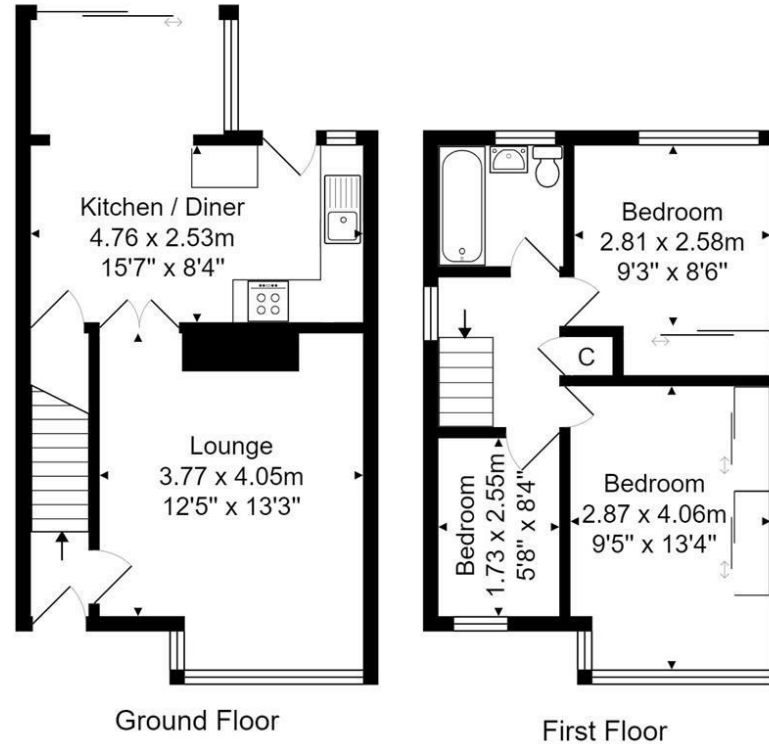
Council Tax Band

Band - C





FLOOR PLANS

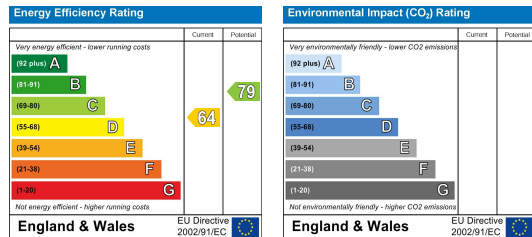


Total Area: 72.4 m² ... 779 ft²

All measurements are approximate and for display purposes only.

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ENERGY PERFORMANCE



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