

**Off Tinshill Road, Cookridge**

**Sold subject to contract £650,000.00**

**House**



2 Bathroom(s)

2 Reception(s)

5 Bedroom(s)

\*\*\*IMPRESSIVE FIVE BEDROOM DETACHED HOUSE IN QUIET CUL-DE-SAC LOCATION\*\*\* Offered to the market in this delightful location, set back from Tinshill Road and within comfortable walking distance to Horsforth train station, this property simply must be viewed to be appreciated. Finished to an exceptional standard throughout, the property is ready to move in to and boasts well proportioned rooms throughout. The property briefly comprises: entrance hall, spacious living room, fabulous open plan kitchen/diner, utility, guest cloakroom and integral double garage to the ground floor. To the first floor there are five good sized bedrooms, en-suite bathroom to the master bedroom and a further house bathroom. Externally the property benefits from a driveway to the front, leading to a double garage with electric door. To the rear of the property is an enclosed garden offering a great deal of privacy. The garden has been mainly laid to lawn with borders of shrubs and plants. This is an ideal family home and simply MUST BE VIEWED to be appreciated.









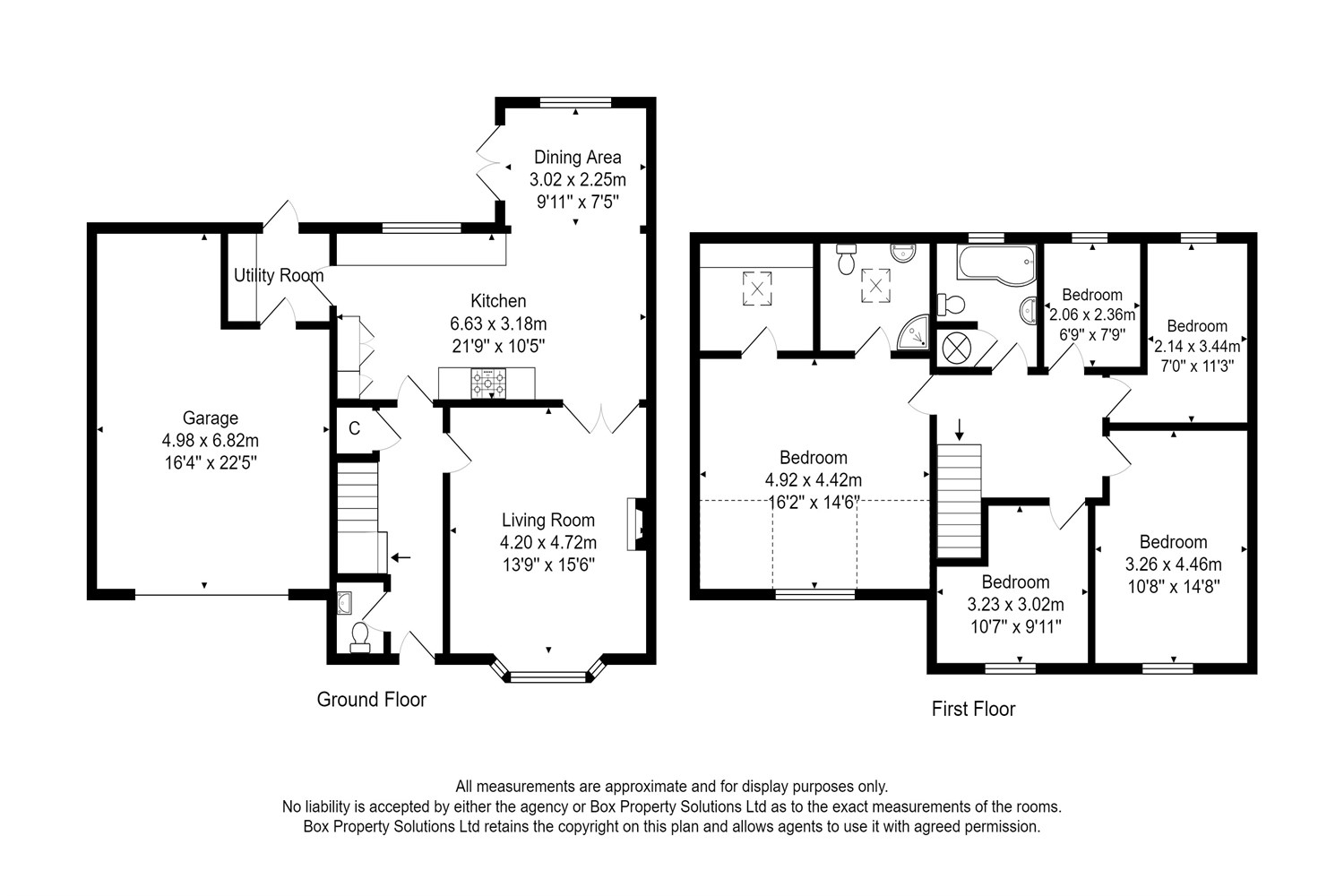


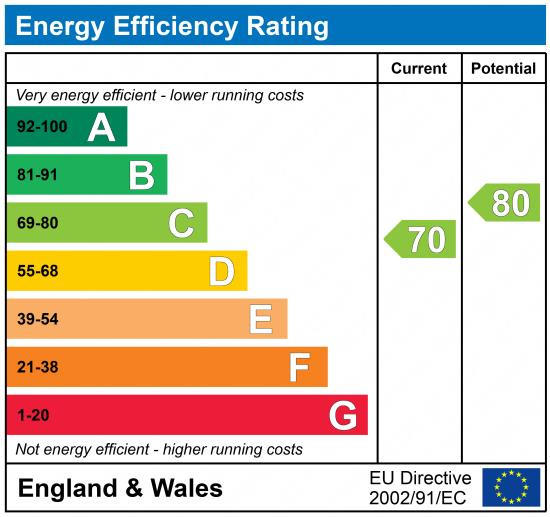






|  |
| --- |
| **Entrance Hall**  Via front entrance door. Stairs to first floor. Gas central heating radiator. Under stairs storage cupboard. |
| **Downstairs WC**  Guest WC comprising; WC and wash hand basin. |
| **Living Room 4.2m (13'9) x 4.72m (15'6)**  Light and Airy living area with uPVC double glazed bay window to front. Gas central heating radiator. Inset gas fire to chimney breast. Double doors leading to the kitchen/Diner. |
| **Kitchen 6.63m (21'9) x 3.18m (10'5)**  Fitted with a range of wall, base and drawer units with worktops over. Integrated dishwasher, coffee machine and microwave. Space for fridge/freezer and Range cooker with extractor hood over. Deep single bowl sink with mixer tap. Inset ceiling spotlights. uPVC double glazed window to rear. |
| **Utility Room**  Matching units to the kitchen. Plumbed for washing machine. Door to the garage. uPVC double glazed door leading to the rear garden. |
| **Dining Area 3.02m (9'11) x 2.25m (7'5)**  Opening from the kitchen area, boasting ample light via two Velux windows, uPVC double glazed window to rear and uPVC double glazed double doors to the rear garden. |
| **Master Bedroom 4.92m (16'2) x 4.42m (14'6)**  A spacious double bedroom with uPVC double glazed window to front. Gas central heating radiator. Door to ensuite shower room and walk in wardrobe. |
| **En-Suite Shower Room**  Fitted with a three piece suite comprising; shower cubicle, WC and vanity wash hand basin. Velux window. |
| **Walk In Wardrobe**  Walk in wardrobe with Velux window. |
| **Bedroom 2 3.26m (10'8) x 4.46m (14'8)**  Second double bedroom with uPVC double glazed window to front. Gas central heating radiator. |
| **Bedroom 3 3.23m (10'7) x 3.02m (9'11)**  Third double bedroom with uPVC double glazed window to front. Gas central heating radiator. |
| **Bedroom 4 2.14m (7'0) x 3.44m (11'3)**  Bedroom with uPVC double glazed window to rear. Gas central heating radiator. |
| **Bedroom 5 2.06m (6'9) x 2.36m (7'9)**  Bedroom with uPVC double glazed window to rear. Gas central heating radiator. |
| **House Bathroom**  Fitted with a three piece white suite comprising; bath with shower over, WC and wash hand basin. Tiled walls. uPVC double glazed window to rear. |
| **Outside**  To the front of the property is a driveway offering off street parking. To the rear of the property is an enclosed garden offering much privacy. The garden has been mainly laid to lawn with borders of shrubs and plants. A decked area and patio area with pergola to the rear of the garden offers great space for outdoor entertaining. |
| **Integral Garage**  An integral double garage with light, power and ample storage. Access via an electric front door or via the utility room. |
| **Home Information**  COUNCIL TAX BAND: F EPC Rating: C  Freehold property Off Street Parking  Broadband: Standard 4 Mbps 0.6 Mbps Superfast 55 Mbps 15 Mbps  Ultrafast 1000 Mbps 100 Mbps  Mobile availability: EE coverage likely. Three Limited. O2 limited. Vodafone limited coverage.  Utilities: Water supplied on standard meters. Electric mains supplied on standard meters. Gas mains supplied on standard meters. |





|  |
| --- |
|  |

These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

**Property Ref:** 980

**For more information, please contact**

0113 258 1150 **|** [sales@adairpaxton.co.uk](mailto:sales@adairpaxton.co.uk) **|** www.adairpaxton.co.uk