



Guide Price £380,000

- 3 double Bedroom, deceptively spacious family home
- At the head of a Cul-de-sac in a sought after Cookridge residential area
- Conservatory
- Garage and driveway
- Very pleasant and private garden
- Ensuite to the master bedroom
- Close to commuter links into city centre

Kirkwood Way, Cookridge, LS16 7EX

A three double bedroom semi-detached sizeable property, with attractive gardens and single garage. A property which is situated in a highly favoured part of Cookridge and is within easy reach of a range of excellent local amenities.

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General remarks

Tucked away at the head of a cul-de-sac in a popular residential location in Cookridge, occupying a good size plot with lovely garden, and off street parking for multiple vehicles. This charming 3 bedroom semi detached is sure to appeal to an array of buyers, having three double bedrooms, master bedroom with ensuite and briefly comprises of; kitchen diner with ample wall and base units, complementary work top over and a useful pantry style cupboard, leading into a spacious lounge with two large windows allowing lots of natural light, a further door from the lounge leads into a inner hallway with further useful cupboard for storage and access into the conservatory with views and access into the garden. To the first floor, the master bedroom is lovely and light

having two large windows and access to the ensuite shower room, a further double bedroom is also on this level having views over the rear garden and a family bathroom. To the second floor there is a further double bedroom with two large Velux windows and under eaves storage access. Externally, the enclosed garden offers a high degree of privacy with mature trees, mainly laid to lawn with a patio seating area for alfresco dining and block paved path leading to the driveway which has the continued block paving to the front of the property. There is also a single detached garage.

Cookridge is a popular village with a good mix of accommodation and amenities available, along with reputable schools, public transport facilities are good by bus or alternatively by railway from the Horsforth Train Station located at the bridge on the Horsforth/Cookridge border. The property is within easy reach of a wide range of amenities, a good bus service, local walks, Horsforth train station, Cookridge Hall and Leeds/Bradford airport.

Directions

what3words item.wizard.fault

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band C

Tenure, Services & Parking

- Freehold
- All mains services connected
- Drive and Garage

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link

<https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £26.10 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral fees

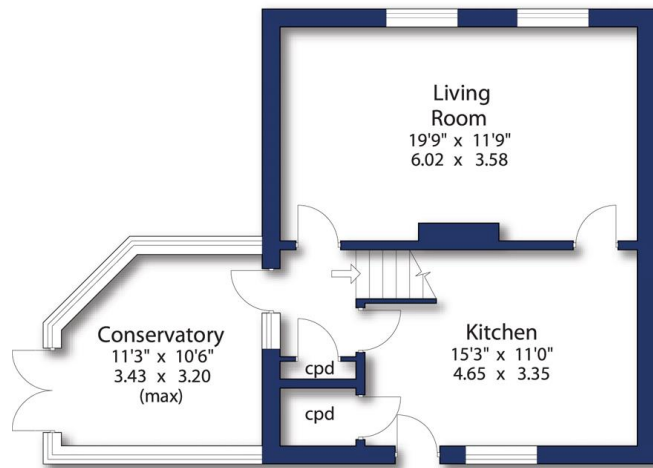
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Dacres Ref: OTL250151

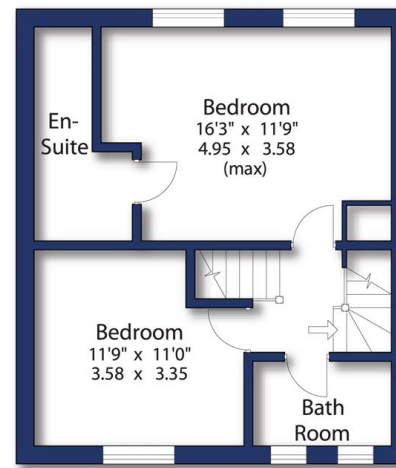


Floorplans

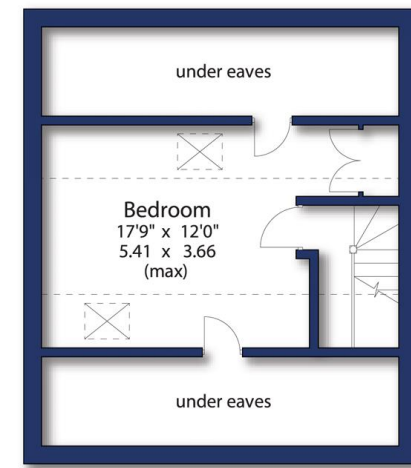
Approx Gross Floor Area = 1301 Sq. Feet
= 121.0 Sq. Metres



Ground Floor



First Floor



Second Floor © Dacre, Son & Hartley

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