



Guide Price £550,000

- Traditional 1930's 4 Bedroom semi detached
- Superb Cookridge location - close to amenities/parks
- Beautiful Gardens with stunning private aspect
- Dining Room, Living room & summer room
- Fantastic room proportions & versatile accommodation
- This home has so much charm and character throughout
- Viewing of this fantastic property is highly recommended
- No onward chain

Moseley Wood Lane, Cookridge, LS16 7EP

An exciting opportunity to purchase a four bedroom substantial semi-detached family home within Cookridge. Situated in this highly convenient location, just a few minutes from parkland, amenities and excellent schools on the doorstep. Having remained in the same ownership for 65 years, this chain free property offers an abundance of charm, spacious and versatile accommodation.

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Moseley Wood Lane, Cookridge, LS16

General remarks

An incredible opportunity to acquire this unique characterful and spacious semi-detached 1930's family home, conveniently situated in this popular residential location within Cookridge, North Leeds, with excellent access to the vibrant hub of Horsforth and Leeds City Centre and within easy access to well-regarded Schools and an array of local amenities and green space. This is an exciting opportunity for families looking to create their

forever home. The welcoming entrance hall retains attractive wood panelling and leads to two generous reception rooms. To the front is a formal dining room with beautiful bay window, via the other double doors leading from the hallway is a dual aspect spacious living room which opens into a bright sunroom / snug with delightful views and direct access into the garden, creating an ideal space for relaxing or entertaining. The fitted kitchen/ diner enjoys a pleasant garden aspect and benefits from a side entrance, along with practical pantry and additional storage cupboard housing the boiler. To the first floor are three well-proportioned double bedrooms and a generous fourth bedroom ideal as a child's room, guest bedroom or home office, together with a family bathroom and separate WC. Externally the property enjoys excellent kerb appeal with mature shrub borders, lawn and a tarmac driveway providing ample off-road parking, leading to a detached garage with side door. The

generous rear garden is mainly laid to lawn with mature hedging, borders and mature planting/ shrubs and fruit trees, offering a high degree of privacy, complemented perfect for outdoor dining and entertaining, a idyllic setting for a growing family. Homes on the street are very popular and an early viewing is strongly recommended to appreciate the plot. The property is also offered chain free.

The property is conveniently situated in this highly sought after residential location with a number of local amenities close by including shops, schools and recreational facilities. The property is ideally placed for daily travelling into the centre of Leeds and with the Ring Road close by, travelling to the surrounding business centres of Bradford, Harrogate and York and the national motorway networks (M1,M62,A1) is made easy. Regular buses stop within a short walk of the property and Leeds/Bradford international airport is situated in nearby Yeadon.

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently F

Tenure, Services & Parking

- Freehold
- Driveway and garage
- All main services

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 £34.20 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

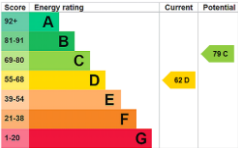
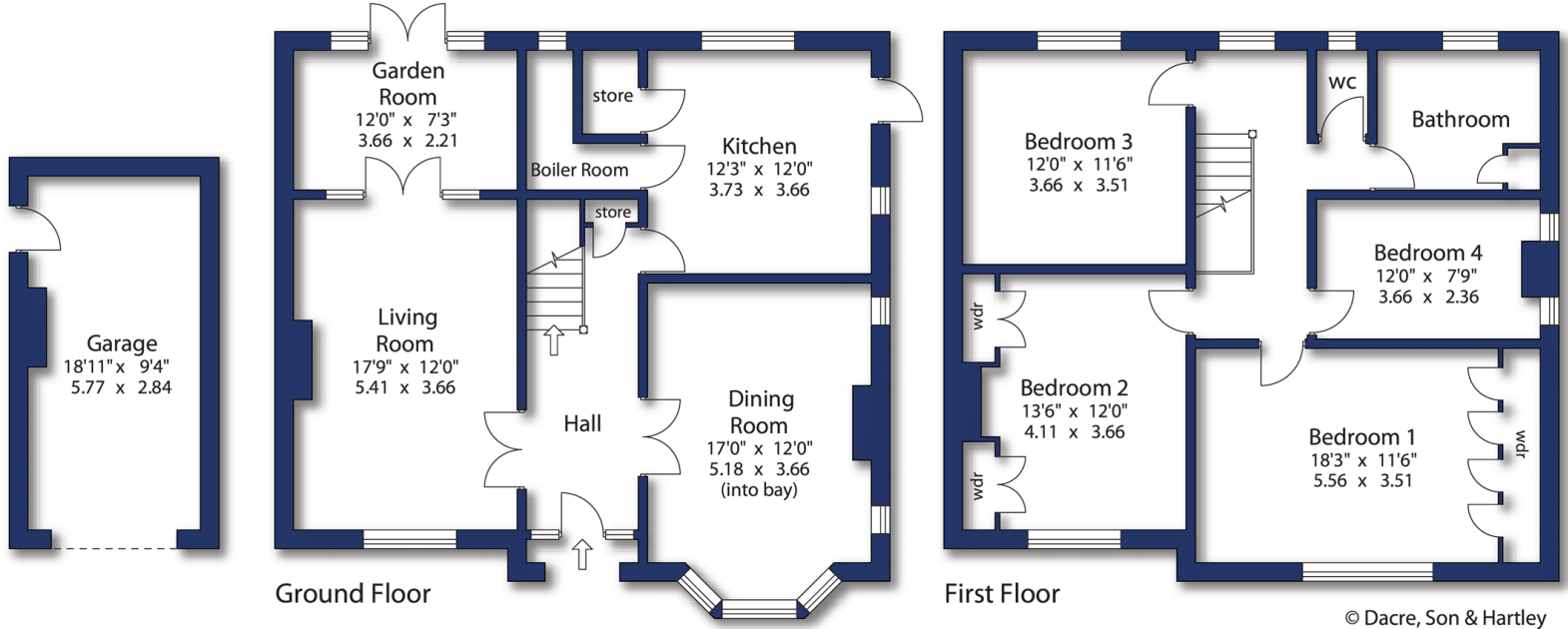
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer 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: WES260208



Floorplans

Approx Gross Floor Area = 1661 Sq. Feet
= 154.4 Sq. Metres



Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

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