Moseley Wood Drive, Cookridge, LS16

FAMILY SEMI-DETACHED | FOUR BEDROOMS | TWO RECEPTION ROOMS & CONSERVATORY
FOUR PIECE FAMILY BATHROOM | ENCLOSED GARDEN | DRIVEWAY & GARAGE

Guide Price: £300,000
Moseley Wood Drive, Cookridge, LS16

Occupying an elevated position with far reaching open views to the front, this four bedroom semi-detached property offers an excellent opportunity to purchase a family home close to Cookridge Village Hall. The property lies on the fringe of the countryside, with the rolling fields virtually on your doorstep, Otley Chevin and Golden Acre Park are nearby, with the Yorkshire Dales within distance for day trips by road. Leeds Airport lies less than 3.5 miles away, and closer to home, Cookridge Hall offers a day of leisure and relaxation and for trips in to Leeds City Centre, Horsforth train station lies approx. 1 mile away and takes approximately 16 minutes in to Leeds City Centre – it really offers the best of both worlds!

Some of this homes features include:

- Spacious and welcoming entrance hall.
- Good sized living room with far reaching rural views.
- Fitted kitchen with useful utility area creating excellent further storage space.
- Separate dining room.
- Conservatory with garden views.
- Three well proportioned bedrooms on the first floor with a four piece family bathroom.
- Bedroom four/loft conversion on the second floor with open views.
- Garage at street level to the side and double driveway.
- Good size rear garden with patio and lawned areas, enclosed by hedge and fence boundaries.

This is an excellent opportunity to come and put your own stamp on a lovely family home, call today and book a viewing with our friendly team.

**LIVING ROOM – see front image**

4.17m (13' 8") x 3.56m (11' 8")

**DINING ROOM**

3.76m (12' 4") x 3.28m (10' 9")

**CONSERVATORY**

2.79m (9' 2'') x 2.46m (8' 1'')

**KITCHEN**

2.72m (8' 11'') x 2.31m (7' 7'')

**UTILITY AREA**

2.39m (7' 10'') x 1.47m (4' 10'')

**BEDROOM ONE**

4.19m (13' 9'') x 2.90m (9' 6'')
BEDROOM TWO
3.53m (11' 7") x 3.02m (9' 11")

BEDROOM THREE
2.69m (8' 10") x 2.39m (7' 10")

BATHROOM
2.39m (7' 10") x 2.11m (6' 11")

BEDROOM FOUR
5.38m (17' 8") x 3.78m (12' 5")

VIEWS

GARDEN

REAR ASPECT

OPENING HOURS
Monday - Friday: 9.00am - 5.30pm
Saturday: 9.00am - 4.00pm
Sunday: By appointment
Moseley Wood Drive, Cookridge, LS16 | £300,000

Gross internal floor area excluding Eaves (approx.): 111 sq m (1,195 sq ft)
For illustrative purposes only. Not to Scale. Copyright © Apex Plans.

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.