



MOSELEY BECK CRESCENT, COOKRIDGE

GP £525,000



A modern and stylish family home on a popular new development.

This much-loved family home is situated on an exclusive and sought-after residential development in the heart of Cookridge.

Built by Taylor Wimpey the property has 5 years left on the build warranty and offers stylish and modern fittings, with well-proportioned rooms - creating a perfect family home.

The suburb of Cookridge offers a fantastic lifestyle with a wide range of amenities available, along with reputable schools, a recently re-designed sports club/swimming pool as well as Bannatyne health club and Cookridge Hall Golf Course.

Horsforth is just next-door with a vast range of shops, supermarkets, pubs and restaurants, as well as renowned primary and secondary schools.

For those looking to enjoy the outdoors there is beautiful countryside surrounding the area, with lots of popular walks.



Tenure
Freehold

Local Authority
Leeds City Council

Council Tax Band
Band D

EPC Rating
C







Property Description

Upon entry is a warm and welcoming central hallway, which provides access to the ail of the downstairs accommodation.

To the left of the hall is a generous family living room with bay window and smart double doors leading through into a stunning, open-plan dining kitchen with french doors out to the garden. The kitchen offers sleek modern units with quartz worktops, gas hob and integrated appliances including, dishwasher, fridge/freezer, double oven stylish and inset LED lighting in the plinths.

To the right of the hallway is a perfectly formed home office - which could also be a snug/TV room - and an adjacent, larger than average WC/cloackroom.

To the first floor, accessed via a spacious landing, are four fantastic double bedrooms - two with built in wardrobes. The master bedroom has a tiled and modern ensuite shower room and the other three bedrooms are serviced by the house bathroom.

Outside to the front is a lawned strip with colourful potted plants and a driveway for at least two cars, leading to a single garage.

To the rear is a well landscaped and privately enclosed garden, with patio seating area leading straight out from the kitchen and generous lawn framed by planted and well-established borders.





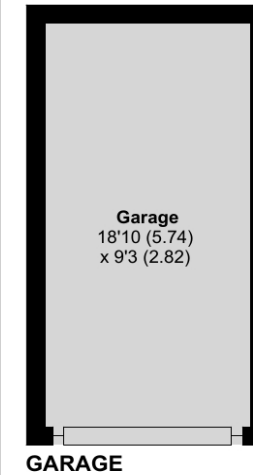
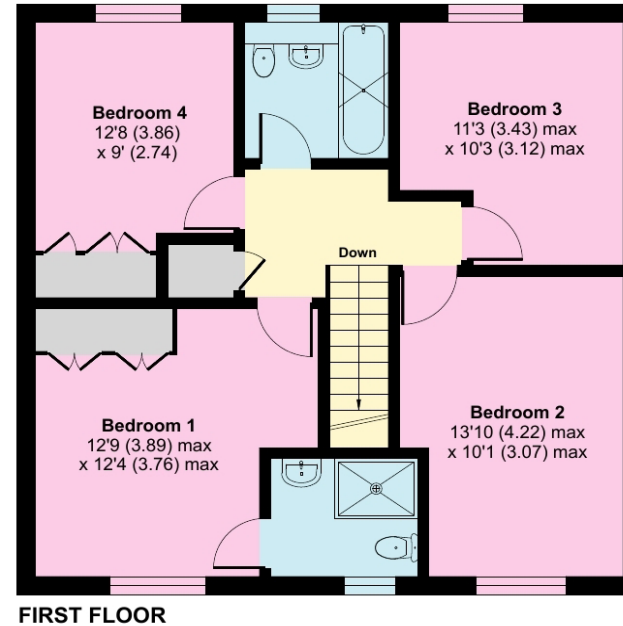
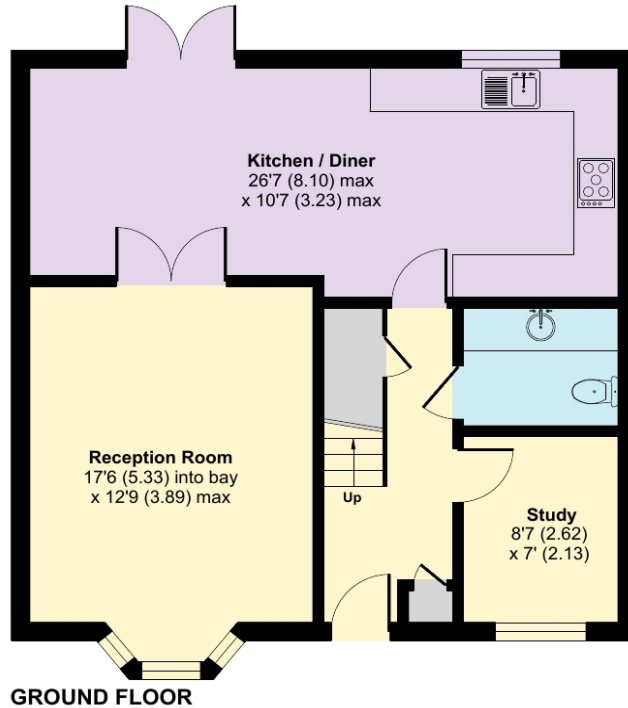
Moseley Beck Crescent, Leeds, LS16

Approximate Area = 1386 sq ft / 128.7 sq m

Garage = 176 sq ft / 16.3 sq m

Total = 1562 sq ft / 145 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for North Residential. REF: 1166939

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Particulars dated December 2023. Photographs and videos dated December 2023.

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