



# Woodhill Road

Cookridge, LS16 7BZ





# Introduction

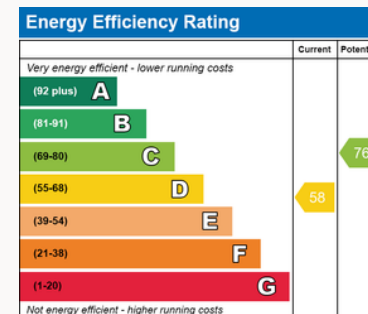
ATTRACTIVE AND WELL POSITIONED FOR HORSFORTH TRAIN STATION this property is within walking distance of great facilities, schools, shops and Leisure activities.

here are excellent commuter connections including bus links, trains and of course Leeds Bradford Airport is just a few minutes drive away.

PROPERTY TYPE	Brick Semi- Detached
BEDROOMS	3
RECEPTION ROOMS	2
BATHROOMS	1

# Property Information

TENURE	Freehold
SERVICES	Mains Services
TERMS OF SALE	Private Treaty
VIEWING	Strictly By Appointment
ENERGY PERFORMANCE	Pending Completion





# Key Features

- Three Bedrooms
- Two spacious doubles with built-in-wardrobes
- Kitchen with stunning views
- West facing garden
- Easy commuting location
- Driveway with garage
- Fantastic Views
- Council Tax C
- EPC: D

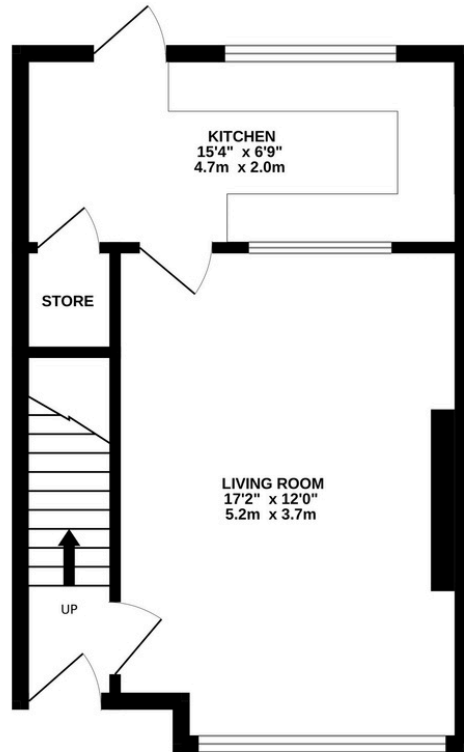




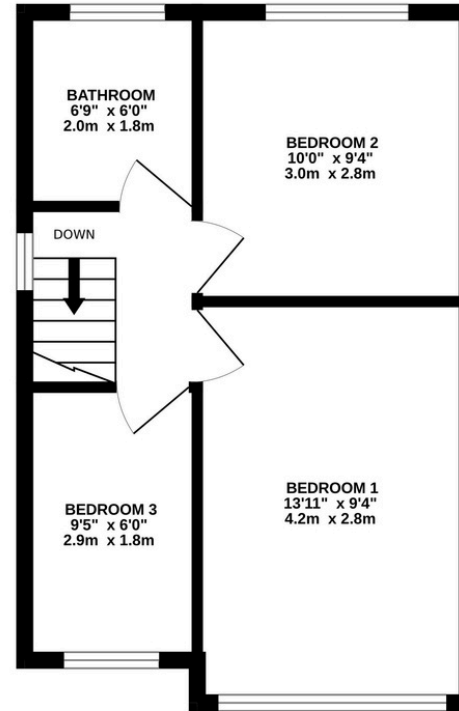




GROUND FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



1ST FLOOR  
357 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 709 sq.ft. (65.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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General conditions to be noted:

These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars are to be relied on to a statement or representation of fact. The Agent(s) nor its staff are authorised to make or give any representation or warranty in respect of this property.

All descriptions, dimensions, references to condition, necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or survey as to the correctness of each of them and to satisfy themselves as to the availability of services to the Property both in respect of its existing use and any intended use.

The Agent shall not be required to give any warranty or covenant in respect of the property. While the agent is familiar with the appearance and lay out of the property it does not purport to have either knowledge or awareness as to the title to be furnished or planning documentation. The purchaser or tenant should, through legal requisitions and surveys establish the suitability, title and condition of a property before finalising the purchase or let of the property.

In the event of any inconsistency between these conditions and the contract of sale, the latter shall prevail.