



Moseley Wood Green

Cookridge, LS16 7HB



Introduction

ATTRACTIVE AND VERY WELL MAINTAINED home in a very popular location and a desirable street. With a corner position this home enjoys an open aspect and good sized garden. Lovingly cared for by one owner since its construction in 1957, the property is in very good condition and ripe for renovation. SPACIOUS, LIGHT and BRIGHT with recently installed full NEW CENTRAL HEATING SYSTEM and LARGE GARDEN, large driveway and DOUBLE GARAGE.

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	TBC

Key Features

- Spacious 3 Bedroom
- Semi-detached home
- Large plot
- Driveway for 3 cars
- Large Double Garage
- Well Maintained Gardens
- In need of renovation and modernisation
- Council Tax: D



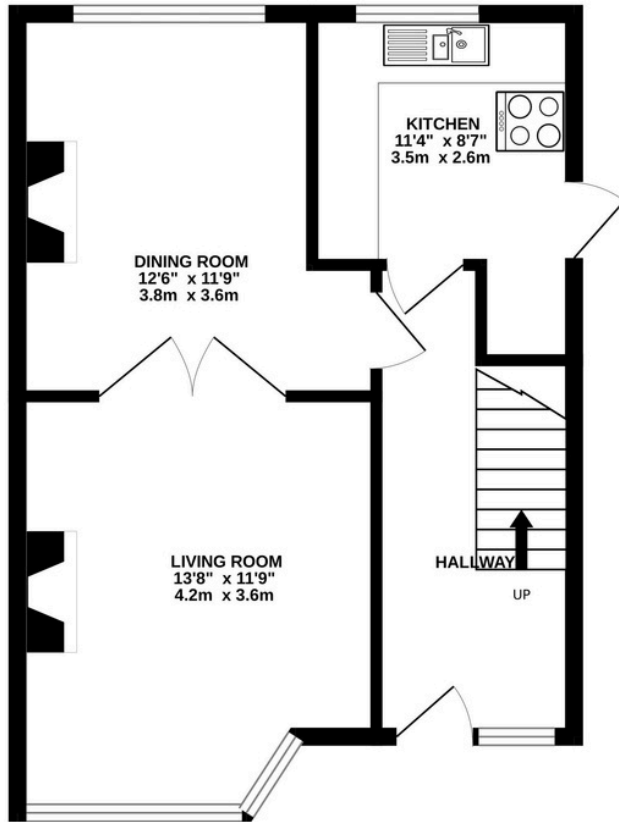




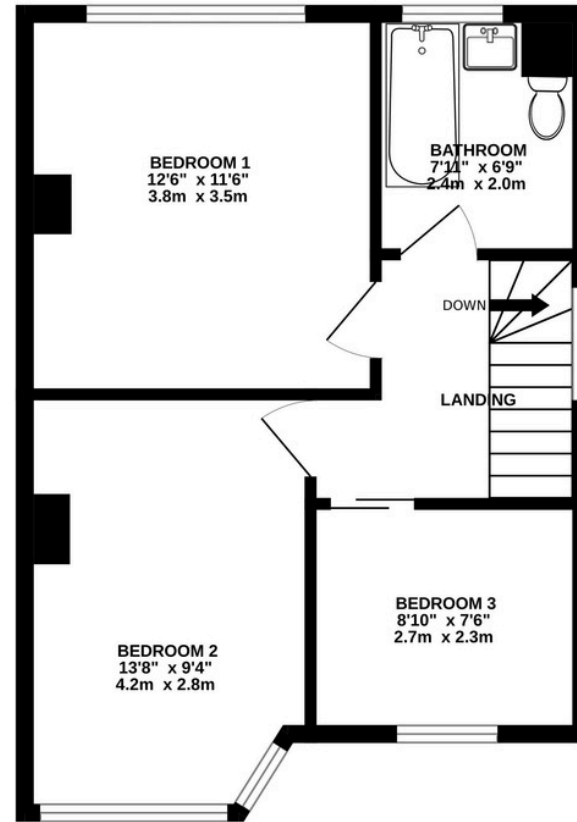
Area Features

- Ralph Thoresby High School - 0.75 miles
- holt Park Leisure Centre - 0.8 miles
- Cookridge Hall, Golf and Leisure - 0.5 miles
- Horsforth Train Station - 1 mile
- Tesco Express - 0.1 miles
- Leeds Bradford Airport - 3.2 miles

GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 880 sq.ft. (81.8 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.
Made with Metropix ©2025

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.