



FOR SALE
Thomas Residential

Moseley Wood Gardens

Cookridge, LS16 7JE



Introduction

Built in the 1960's, Moseley Wood Gardens is a well proportioned three bedroom home which has been thoughtfully and lovingly renovated and reconfigured to create a home with a large social, dining and entertaining space.

On the ground floor is a light/bright living room with feature fireplace and woodburning stove. The kitchen/diner is light and spacious with bi-folding glass doors which offer views of the landscaped gardens. Being West facing the rear of the property is flooded with light from late morning. Velux windows add to the light and airy feel. The kitchen is a U-shaped peninsula with two breakfast bars, lots of worktop space and storage including a corner pantry and space for an american fridge/freezer.

The converted garage benefits from a downstairs shower room and WC and a large office/2nd reception room both with velux in the new pitched roof.

Upstairs are two double bedrooms and a single. The front master bedroom benefits from a large bay window. The house/family bathroom is neutrally decorated with a three piece white suite and over bath shower.

To the rear is a fully landscaped tiered garden with West facing patio and BBQ area as well as an astroturfed lower lawn.

To the front there is parking for two vehicles and modern secure metal and composite pannelled gates.

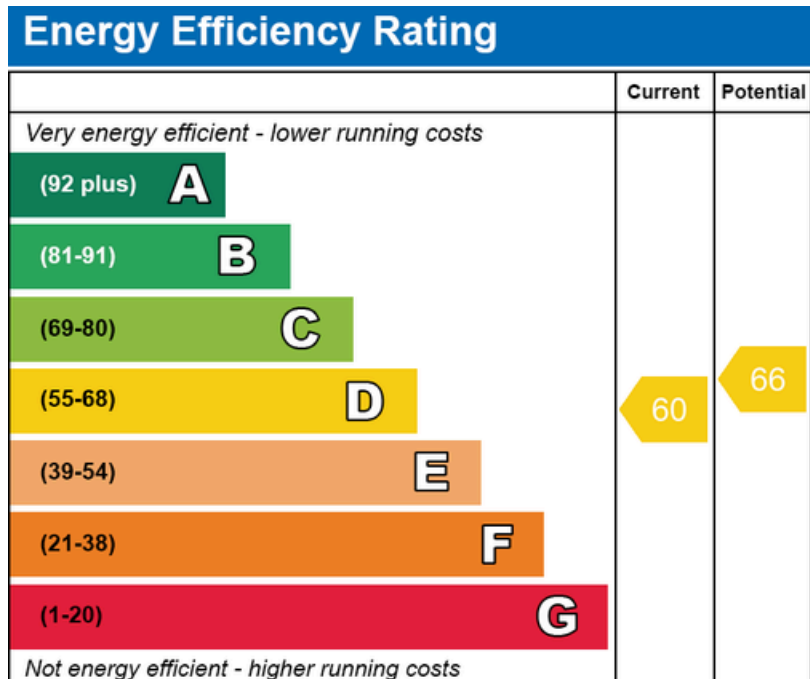


Key Features

- Approximately 1300sq ft
- Extended and Modernised
- Large open-plan kitchen/diner area
- West facing garden and views
- Ground floor office/reception space
- Off-street parking for two cars
- Close to Horsforth Train Station
- Well positioned for amenities, facilities and schools







Location: This is a popular location within the Cookridge community, being within suitable walking distance to Horsforth Train Station as well as within walking distance to good primary schools. For those who enjoy leisure, Halt Park sports centre and Bannetyne Fitness at Cookridge Hall are just minutes away.

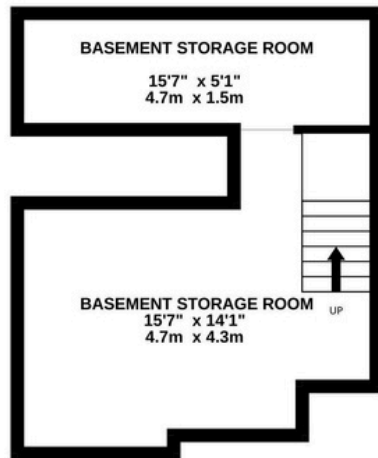
5 minutes in the car sees you on the A6120 with easy access to North and West Leeds with links to the commercial centres of Leeds, Bradford, York and Harrogate, a regular bus service runs into the City Centre and, for the more travelled commuter, Leeds-Bradford Airport is a short drive away.

This property is offered for sale by private treaty. We have been advised that the property is connected to mains services for power, water and drainage and that it is Freehold in nature.

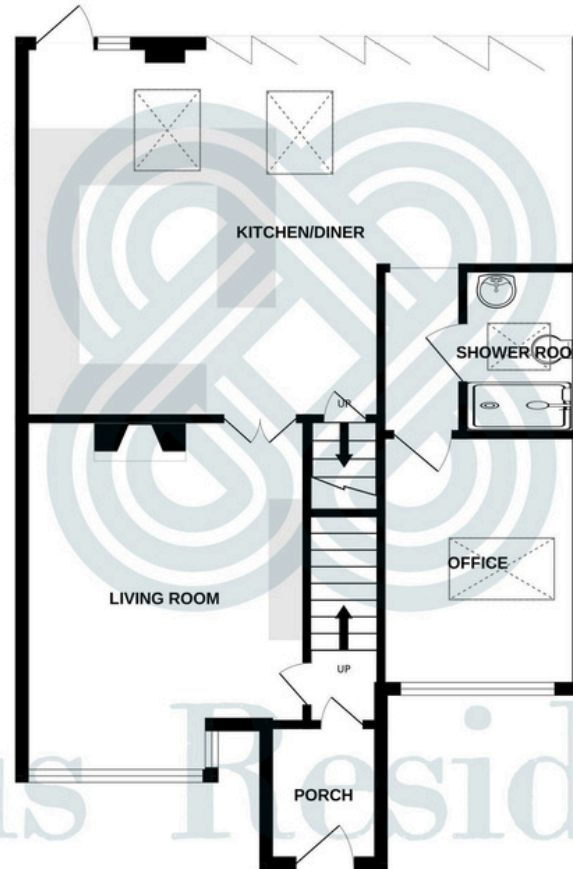
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|-----------------|------------------------------|
| PROPERTY TYPE | Brick and Render 1960s Build |
| BEDROOMS | 3 |
| RECEPTION ROOMS | 2 |
| BATHROOMS | 2 |

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|---------------|-------------------------|
| TENURE | Freehold |
| SERVICES | Mains Services |
| TERMS OF SALE | Private Treaty |
| VIEWING | Strictly By Appointment |

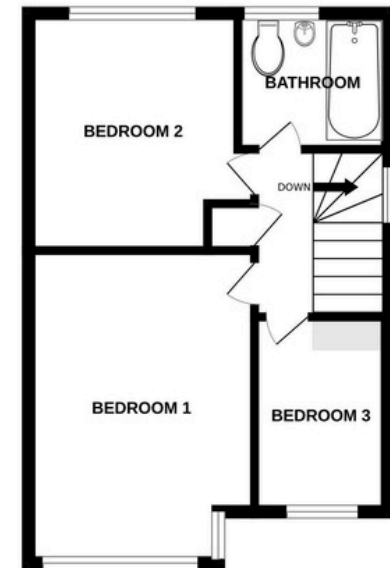
BASEMENT
254 sq.ft. (23.6 sq.m.) approx.



GROUND FLOOR
743 sq.ft. (69.0 sq.m.) approx.



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



TOTAL FLOOR AREA : 1353 sq.ft. (125.7 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.