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WRENBURY CRESCENT, COOKRIDGE, LEEDS, LS16 7EF

A superb extended bungalow in a sought after Cookridge location. Offering generously sized accommodation the property features a modern kitchen/diner, lounge with patio doors to garden, 2 double bedrooms, master ensuite and house bathroom, driveway, garage and landscaped gardens.

Guide Price £240,000

This extended semi detached bungalow occupies a convenient and sought after location in the popular district of Cookridge. Offering easy access in to Leeds city centre via local bus routes it is also close to Horsforth Train station, ring roads and Leeds Bradford Airport.

The property itself has been improved and extended by the current owners and has well proportioned accommodation that comprises: Extended kitchen/diner with integral appliances, inner hallway with storage cupboard, generous lounge with wooden flooring and French doors to rear, 2 double bedrooms with master ensuite and additional family house bathroom.

Externally the property has low maintenance gardens to front, side and rear with the front and side gardens providing off road parking for numerous vehicles. This leads to a detached garage with power and lighting and enclosed low maintenance landscaped garden to rear with views across open fields and towards the airport.

Offering ready to move into accommodation the property also has double glazing and gas central heating.

KITCHEN 16'5" x 9'2" (5.00 x 2.79)

Extended to the front to provide a welcoming kitchen/diner, double glazed front entrance door, double glazed window to front, two double glazed windows to side, modern fitted wall and base units with granite work surfaces over, one and a half bowl sink unit, integrated double electric oven, gas hob, stainless-steel extractor hood, integrated fridge freezer, combination boiler and radiator.

INNER HALLWAY

With wooden flooring, access to roof space, deep storage cupboard and doors to all rooms.

LOUNGE 18'10" x 11'4" (5.74 x 3.45)

Stripped wooden floors, radiator and double glazed french style doors to rear and garden.

BEDROOM ONE 14'11" x 9'2" (4.55 x 2.79)

Double glazed windows to side and rear, stripped wooden floors and radiator.

EN-SUITE SHOWER ROOM

White three piece suite comprising, shower cubicle, low level WC, hand basin, tiled floor, tiled walls, extractor fan and chrome heated towel rail.

BEDROOM TWO 16'0" x 11'4" (4.88 x 3.45)

Double glazed window to front, wooden fireplace living flame gas fire inset, stripped wooden flooring and radiator.

BATHROOM

White modern three piece suite comprising panelled bath, shower over with glass screen, low level WC, hand basin, tiled walls, tiled floor, double glazed window to side and chrome heated ladder towel rail.

FRONT GARDEN

Blocked paved driveway leading to detached garage with up and over door, power and light, off road parking for numerous vehicles.

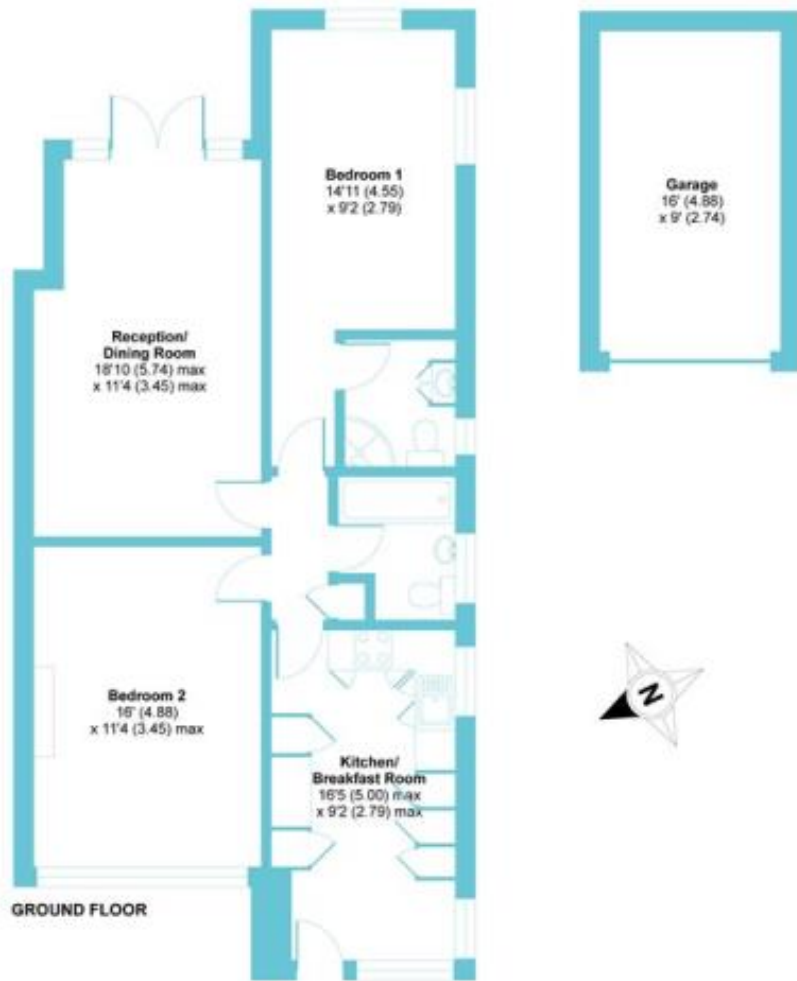
REAR GARDEN

Gravelled patio leading to landscaped garden laid mainly to lawn, fenced boundaries and enjoys southerly aspect with far reaching views across fields and towards the airport.



Wrenbury Crescent, Leeds, LS16

APPROX. GROSS INTERNAL FLOOR AREA 978 SQ FT 90.8 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B		83	(81-91) B
(69-80) C			(69-80) C
(55-68) D	67		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales
			EU Directive 2002/91/EC

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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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