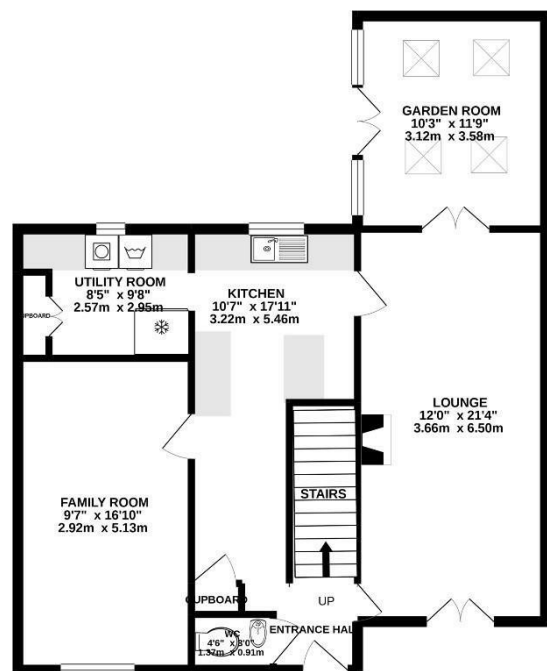
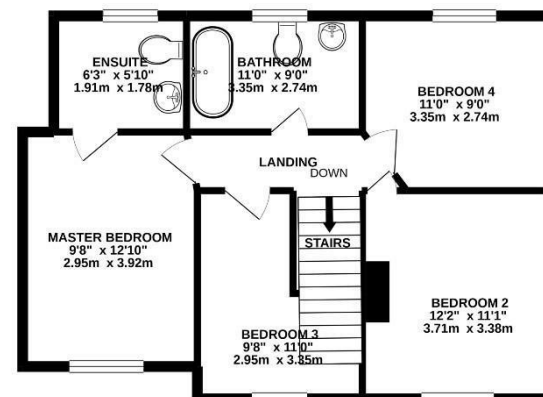


HARDISTY AND CO

GROUND FLOOR
788 sq.ft. (73.2 sq.m.) approx.



1ST FLOOR
575 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA: 1364 sq.ft. (126.7 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.
Made with Metropix ©2020

This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre or six inches.

Hardisty and Co - Agents note:

Nothing concerning the type of construction is to be implied from the photograph of the property. None of the services, fittings or equipment have been tested and no warranties of any kind can be given. Accordingly, prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any carpets, floor coverings, light fittings, curtains, blinds, furnishings, electric/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars, as forming part of this sale. The extent of the property and its boundaries are subject to verification by inspection of the Deeds by the prospective purchasers. There is a six-inch measurement tolerance, or metric equivalent. The measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or any other equipment.

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HARDISTY AND CO



Woodnook Drive
Adel

£275,000

4 BEDROOM HOUSE - SEMI-DETACHED

hardistyandco.com

INTRODUCTION

Beautifully finished and extended two storeys to the side, this spacious four bedroom family home is a bargain! Fully enclosed corner plot with gated access it is a perfect family home. Close to nearby schools, excellent amenities and transport links, including Horsforth train station. Comprises entrance hallway, generous sized lounge, garden room to rear. Family room, sleek kitchen diner, W.C and a utility room. To the first floor are three double bedrooms, one with ensuite and a generous single. The luxurious house bathroom finishes this floor off nicely. Gardens front and rear, generous sized driveway, in all this is a perfect family home.

LOCATION

Cookridge is a popular village with a good mix of accommodation and amenities available, along with reputable schools, a recently re-designed and re-furbished sports club/swimming pool, Asda superstore and a Health Centres at Holt Park. Ideally situated for access to Otley Road (A660) and the Ring Road (A6120) thus making commuting straight forward. Public transport facilities are good by bus or alternatively by railway from the Horsforth Train Station located at the bridge on the Horsforth/Cookridge border. Horsforth village is just next-door where a vast range of shops, supermarkets, pubs and restaurants can be found. Beautiful countryside can be found within a short distance and the Cookridge Hall Golf Course and Bannatyne health club are on the doorstep. Headingley is a short distance away with a vibrant mix of shops and restaurants, plus the renowned Headingley Stadium for rugby & Cricket.

HOW TO FIND THE PROPERTY
SAT NAV POST CODE LS16 6PG.

ACCOMMODATION

TO THE GROUND FLOOR
Composite door with glazed inserts into...

ENTRANCE HALL
With practical ceramic tiling to the floor. Staircase to the first floor. Space for coats and shoes. Door into...

CLOAKS/W.C.



4'6" x 3'0"
Very smart, fitted with a low flush W.C and a wash hand basimixer tap inset to a vanity unit with storage beneath. Feature tiling with paint finish to the remainder and ceramic tiled floor. Chrome heated towel rail.

LOUNGE

21'4" x 12'0"
An excellent sized room in which you can add large comfy sofas etc, perfect for family relaxation time. Smart decor with deep ceiling coving, feature ceiling and feature wallpaper. Inset gas fire to the chimney breast. Point for wall mounted T.V and two wall light points. Two covered central heating radiators. Double doors into the garden room.

GARDEN ROOM
11'9" x 10'3"

With smart, practical wood effect flooring and high pitched ceiling with inset velux roof lights allowing additional light to flood in. French doors with glazed side lights open into the garden and bring the outside in.

FAMILY ROOM



16'10" x 9'7"
A versatile reception room, perfect space in which the family can relax and perhaps keep the lounge for best. Smart hardwood flooring. Window to the front elevation. Point for wall mounted television. Two-tone decor theme and inset ceiling spotlights.

KITCHEN



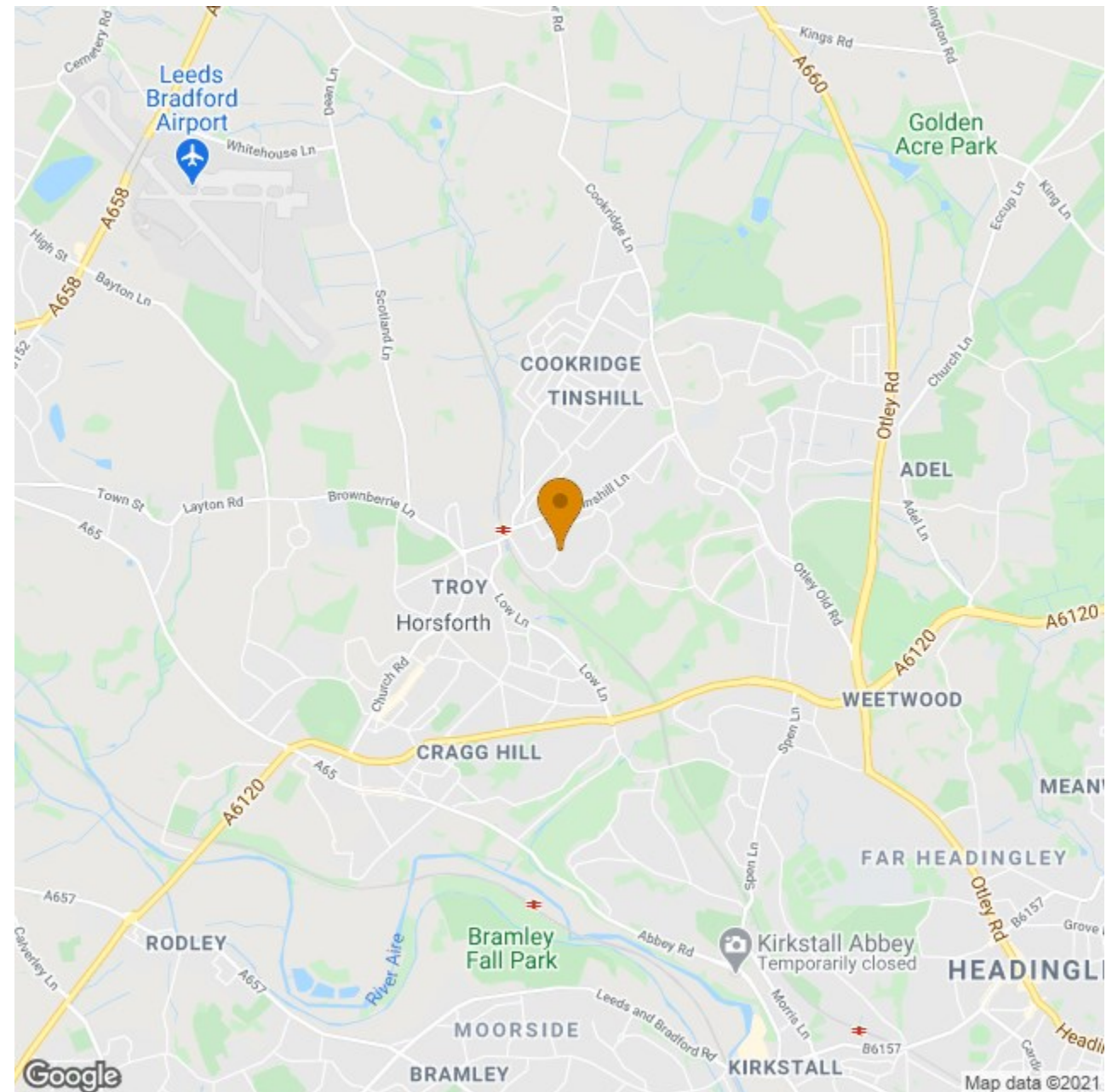
10'7" x 17'11"
A super space in which cooking and eating can take place whilst chatting/entertaining. Stylish and contemporary,

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	81
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	1	1
England & Wales	EU Directive 2002/91/EC	



BEDROOM FOUR



11'0" x 9'0" (max)
A good sized room with bed over the bulk head making the most of the space.

BATHROOM



11'0" x 9'0"
A fabulous house bathroom with a contemporary suite comprising free standing oval bath with floor mounted 'Swan Neck' mixer tap, W.C with concealed cistern and flush and a vanity unit with moulded sink and mixer tap, storage beneath. Quality tiling to the walls with feature contrasting cut stone wall. Ceramic tiled/wood effect floor. Window aiding natural light and ventilation.

TO THE OUTSIDE



Substantial double gates lead onto a smart driveway with off-street parking for two cars. Faux grass provides an excellent space for children to play safely, all enclosed by fencing. A decked area is ideal for the grown ups, with direct access into the house through french doors. The rear garden is enclosed with faux grass and plenty of space for the adults to sit and enjoy a glass of something chilled.

ADDITIONAL SERVICES - Disclosure Of Financial Inte
Unless instructed otherwise, the company would normally offer all clients, applicants and prospective purchasers its full range of estate agency services, including the valuation of their present property and sales service. We also intend to offer clients, applicants and prospective purchasers' mortgage and financial services advice through our association with our in-house mortgage and protection specialists HARDISTY FINANCIAL. We will also offer to clients and prospective purchasers the services of our panel solicitors, removers and contactors. We would normally be entitled to commission or fees for such services and disclosure of all our financial interests can be found on our website at <https://hardistyandco.com/financial-interests/>

PLANNING & BUILDING REGS.
We are presently unable to confirm whether any appropriate planning permission or building regulation consents were obtained when altering the property, we do not hold on file, nor have we seen sight of any relevant supporting documents. Interested parties must satisfy themselves in this regard via their own Legal Representative.

MORTGAGE SERVICES
We are whole of market and would love to help with your purchase or remortgage. Call Hardisty Financial to book your appointment today 0113 2390012 option 3.

BROCHURE DETAILS
Hardisty and Co prepared these details, including photography, in accordance with our estate agency agreement.

SPECIAL NOTE
The property is non-standard construction.



fitted with a range of sleek gloss finish, handle-less cabinetry and drawers providing great storage space, with luxurious quartz work-surfaces over. Inset sink and mixer tap, window with a garden outlook. Integrated double electric oven and dishwasher Island unit with quartz top extending to provide a breakfast bar and inset ceramic hob/storage beneath. Large ceramic tiles to the floor, neutral decor and inset ceiling spotlights. Access into a useful storage cupboard.

UTILITY ROOM
9'8" x 8'5"

Taking care of the practical requirements of a busy home. Fitted units with quartz work-surfaces complementing the kitchen. Inset composite sink, side drainer and mixer tap. Plumbed for a washing machine, space for an American style fridge/freezer. Ceramic tiled floor.

TO THE FIRST FLOOR
Staircase from the ground floor hallway leading up to...

LANDING
A pull-down ladder provides access into the loft. Doors into...

BEDROOM ONE
12'10" x 9'8"
With a smart presentation. The window provides a pleasant outlook. Door into...

EN-SUITE



6'3" x 5'10"
Fitted with a modern white suite comprising shower enclosure with electric shower, low flush W.C and pedestal wash hand basin with vanity below providing storage. Smart tiling to the walls with contrasting border, complementary floor tiling. Window aiding natural light and ventilation. Ladder style central heating radiator.

BEDROOM TWO



12'2" x 11'1"
An excellent double room, ideal for children or teenagers.

BEDROOM THREE



11'0" x 9'8"
Another good double room, ideal for children. Wood effect flooring.

