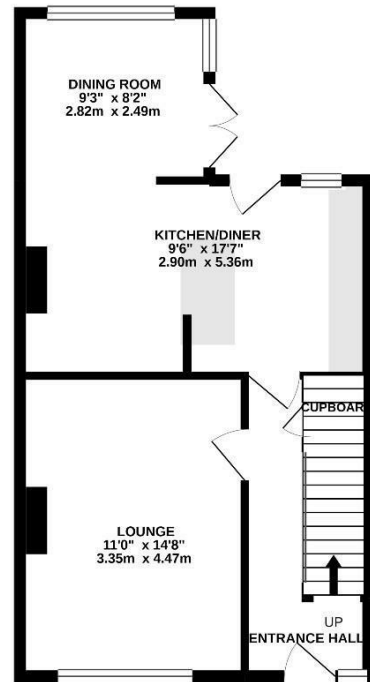
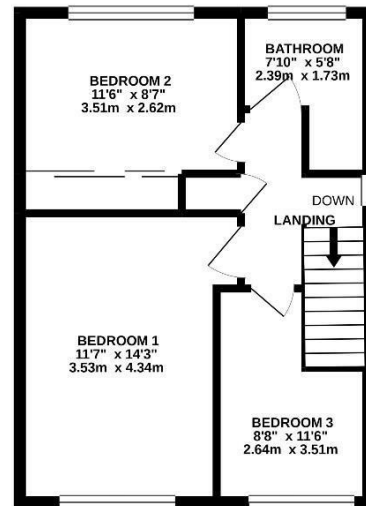


# HARDISTY AND CO

GROUND FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA: 885 sq.ft. (82.3 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 Metagap ©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



Dale Park Rise  
Cookridge

£235,000

3 BEDROOM HOUSE - SEMI-DETACHED

hardistyandco.com



**INTRODUCTION**

A beautiful family home in the heart of Cookridge, close to excellent schooling, amenities and road/rail links. This home has been lovingly improved by the current vendors, incorporating some nice modern touches to the already spacious layout. In brief consisting of; entrance hall, spacious living room, fantastic dining kitchen which flows beautifully into the conservatory, three good-sized bedrooms and family bathroom suite. Outside there are spacious front and rear gardens which are both private sun traps and quiet, a single garage and parking space to the rear. This home is sure to appeal to a number of buyers, to ensure you don't miss out call Hardisty and Co today!

**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-furnished 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 7PP.

**ACCOMMODATION**

**TO THE GROUND FLOOR**  
Composite door with glazed insert leading into...

**ENTRANCE HALL**  
Bright and spacious with pleasant decor theme and wood effect flooring which adds a smart/practical finish. Staircase to the first floor with a useful under-stairs storage cupboard. Door into...

**LOUNGE**



**14'8" x 11'0"**  
A very pleasant reception room, spacious, bright & airy with neutral decor. Feature marble fire surround and hearth with inset gas fire and timber surround. Ample space for a good sized comfy sofa etc. Television aerial point.

**KITCHEN**



**9'6" x 17'7"**  
Fitted with a range of 'high gloss' finish blue wall, base and drawer units with complementary work-surfaces, extending to form a very useful breakfast bar for casual dining/coffee catch-ups. Inset stainless steel sink, side drainer and modern mixer tap. Integrated double oven and five point gas hob with extractor over. Integrated fridge/freezer. Opens into...

**CONSERVATORY/DINING ROOM**



**8'2" x 9'3"**  
With wood effect flooring and neutral decor, this room could facilitate formal dining, or just sit here and relax. Doors lead out into the garden.

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

**LANDING**  
Bright and airy with neutral decor theme continued. Access hatch into the loft which is boarded. Useful storage cupboard. Door into...

**BEDROOM ONE**



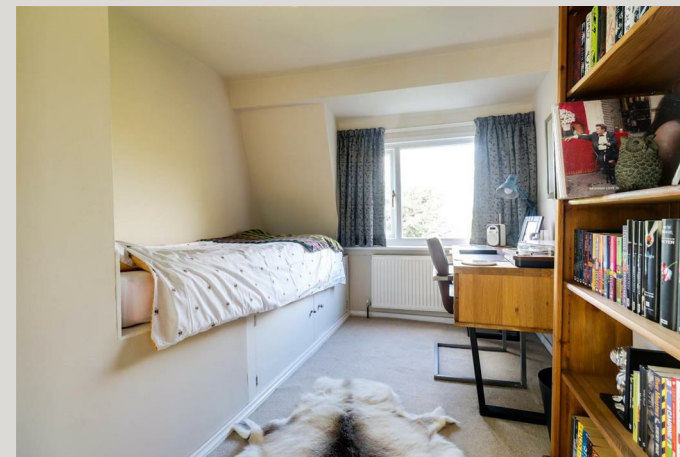
**14'3" x 11'7"**  
A large double with neutral decor theme. The window lets in good natural light and affords an impressive long distance view.

**BEDROOM TWO**



**11'6" x 8'7" (to robes)**  
Another bright and airy sizeable double room with fitted wardrobes with sliding doors providing good hanging and storage space,

**BEDROOM THREE**



**11'6" x 8'8"**  
A good size single with a built-in bed over the stair box with good storage underneath. Space for office desk and bookcases. This room also boasts lovely long distance views.

**BATHROOM**  
**5'8" x 7'10" (max)**  
Fitted with a modern three piece suite comprising bath with thermostatic shower control and a glazed screen, vanity unit with storage below and inset was hand basin/chrome mixer tap, W.C. Fully tiled to the walls and floor in complementary ceramics. Chrome heated towel rail

**GARAGE**  
A useful storage space with power and light.

**OUTSIDE**



The front garden is accessed via a gate and enclosed by fences to provide privacy. There is a good sized lawn and an Indian Stone patio upon which you can sit out. At the rear there is two patio/seating areas, with steps up to a lawn, enclosed by wall and fencing and enjoying privacy. Gated access into a garage with power and light, parking for one car.

**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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(82 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>		<b>England &amp; Wales</b>	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	