



27 Moseley Beck Crescent, Cookridge
£520,000

TURNKEY CONDITION - FOUR BEDROOMS - THREE BATHROOMS - SOUTH FACING GARDEN - CONVERTED GARAGE (IDEAL HOME OFFICE) - DRIVEWAY FOR THREE CARS - HIGH QUALITY FINISH - OPEN VIEWS - IDYLIC QUIET LOCATION YET CLOSE TO AMENITIES - WITHIN CATCHMENT AREA OF OUTSTANDING SCHOOLS

This exquisitely presented residence must be seen to be truly appreciated. Nestled in a serene and picturesque setting, this cherished family home is located within an exclusive and highly desirable residential development in the heart of Cookridge. The property briefly consists of: A bright entrance hall featuring contemporary engineered wood flooring, along with a downstairs WC. At the rear of the property lies the stunning open-plan dining kitchen with a sitting area, continuing the engineered wood flooring throughout. The modern kitchen is equipped with integrated appliances, and the double doors from the dining area create an ideal space for entertaining guests! The separate living room, equipped with double doors, can serve as an open-plan area during the summer months or be closed off for a cozy atmosphere in the winter. The integrated garage has been transformed by the current owners into a home office with a storage area, providing a fantastic space that offers genuine versatility. On the first floor, the master bedroom overlooks the beautiful green space and includes built-in wardrobes and an en-suite shower room. The second bedroom, which is also generously sized, features built-in wardrobes and an en-suite bathroom. The third and

fourth bedrooms, which overlook the garden, are also well-proportioned. The house bathroom includes a bath with a shower above. To the rear is a fully landscaped South facing garden with dining patio and raised planters. To the front there is off street parking for up to three cars. An internal viewing is crucial to fully appreciate this remarkable home! The property has Grant of Full Planning Permission. Please request info. EPC RATING B - FLOORPLAN TO FOLLOW

AREA GUIDE

This much-loved family home is situated on an exclusive and sought-after residential development in the heart of Cookridge.

The suburb of Cookridge offers a fantastic lifestyle with a wide range of amenities available, along with reputable schools, a recently re-designed sports club/swimming pool as well as Bannatyne health club and Cookridge Hall Golf Course.

Horsforth is just next-door with a vast range of shops, supermarkets, pubs and restaurants, as well as renowned primary and secondary schools. The train station at Horsforth is also of great advantage, offering easy access to Leeds, Harrogate, York and surrounding areas.

For those looking to enjoy the outdoors there is beautiful countryside surrounding the area, with lots of popular walks.

PLANNING PERMISSION

Please note that there is Grant of Full Planning Permission for a rear extension. The planning number for info is 23/04758/FU
Please enquire for further information.



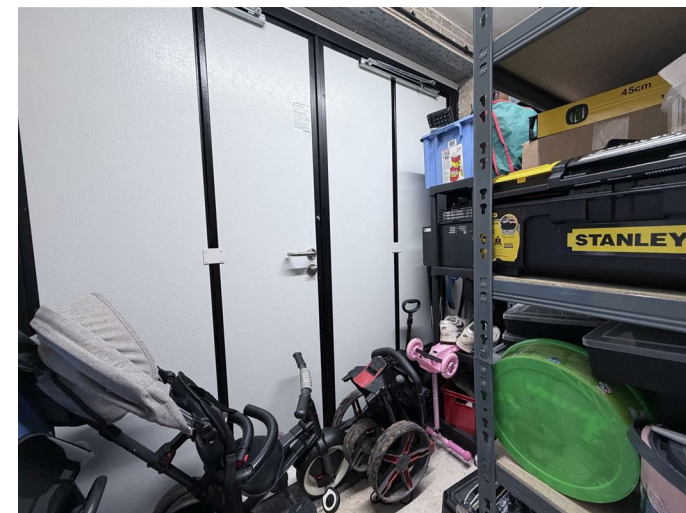
15a Stonegate Road, Meanwood, Leeds, West Yorkshire, LS6 4HZ

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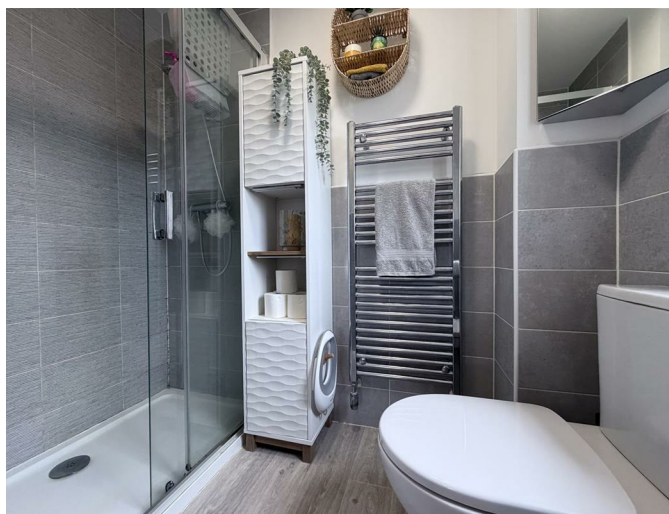
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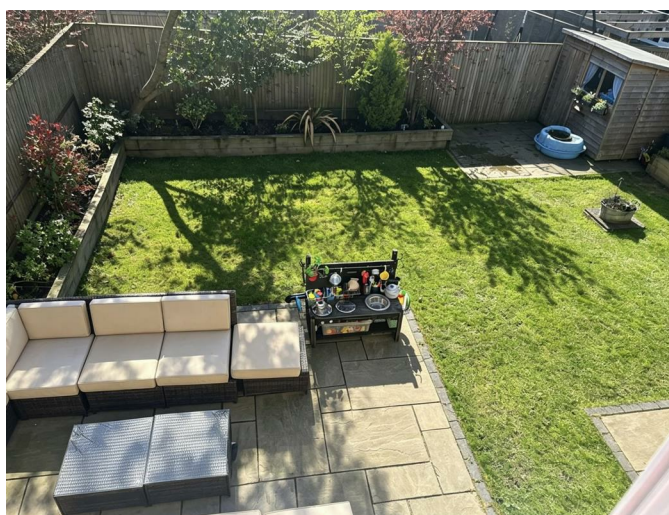
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PARKING

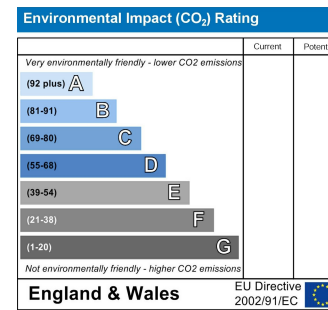
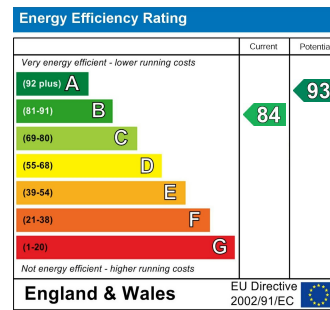
The parking at the property is a driveway providing off street parking.

PROPERTY CONSTRUCTION

The property is standard construction

TENURE

FREEHOLD



COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460

COUNCIL TAX BAND

BAND F

EPC

The EPC graph (shown above) has been prepared by an external company on our behalf and is a document wherein we have no responsibility

EPC RATING

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