



Kirkwood Lane, Leeds LS16 7EN

welcome to

Kirkwood Lane, Leeds

A versatile semi-detached Cookridge bungalow offering a kitchen, lounge, two bedrooms, conservatory, shower room and a useful loft room, plus a front lawn, low-maintenance rear garden, driveway and detached garage. NO ONWARD CHAIN



Kirkwood Lane

A semi-detached bungalow set in a popular area of Cookridge, close to local amenities and excellent transport links. The spacious and versatile accommodation briefly includes an entrance porch, fitted kitchen, lounge, two good-sized bedrooms, conservatory and shower room, with the added benefit of a loft room. Externally, there is a lawned front garden and a low-maintenance rear garden featuring decking and paved areas. A driveway and detached garage provide ample off-street parking and useful storage. Offered with no onward chain and is sure to appeal to a range of buyers.

Ground Floor

Entrance Porch

Door to the side opens into the porch allowing access to the accommodation

Kitchen

18' max x 7' 10" (5.49m max x 2.39m)

The fitted kitchen offers a range of wall and base units with laminate worktops, incorporating a ceramic sink with mixer tap and an electric hob. There is a double integrated oven, along with space for a fridge freezer, washing machine and dishwasher. Tiled splashbacks, a radiator, and a large front-facing window enhance the space with practicality and plenty of natural light.

Lounge

12' 10" max x 12' 7" max (3.91m max x 3.84m max)

A good-sized lounge with neutral decor, offering space for an electric fire with a stone surround, two radiators and a front-facing window. There's also room for a dining table, along with an open staircase leading up to the loft room.

Conservatory

11' 11" x 8' 6" (3.63m x 2.59m)

A great additional space with windows to three sides, vinyl flooring, a radiator, and a door opening out onto the decking.

Bedroom One

11' 6" x 9' (3.51m x 2.74m)

A double bedroom featuring a range of fitted wardrobes with over-bed storage, a radiator, and a rear-facing window.

Bedroom Two

8' 9" x 8' 5" (2.67m x 2.57m)

Radiator, window to the side and door through to the conservatory.

Shower Room

Step-in shower with glass doors, wash basin set within a vanity unit, low-flush WC, heated towel rail, vinyl flooring and tiled walls

First Floor - Loft Room

12' 6" x 12' 9" (3.81m x 3.89m)

A great additional space accessed via stairs from the lounge, featuring a skylight, radiator, and useful eaves storage.

Outside

To the front of the property is a lawned garden with mature borders, while a driveway runs up the side providing ample off-street parking and leading to the detached garage, ideal for storage.

To the rear is a raised decking area, perfect for sitting and relaxing, while the rest of the garden is paved for low maintenance and finished with mature shrub and tree borders.

Garage

26' 5" x 9' 1" (8.05m x 2.77m)

A detached garage with up and over doors

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Kirkwood Lane, Leeds

- **GUIDE PRICE £260,000 - £270,000**
- Offered with NO CHAIN
- Conservatory & Loft Room
- Low Maintenance Rear Garden
- Popular Cookridge Location

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£260,000 - £270,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFT107498 - 0003

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