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Moseley Wood Croft, West Yorkshire,

Moseley Wood Croft, West Yorkshire, LS16 7JJ

£339,950

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Nestled in the charming cul-de-sac of Moseley Wood Croft in Cookridge, this semi-detached family home is a true gem. Having been beautifully modernised and decorated by the current owners, it offers a turn-key ready experience for prospective buyers.

Upon entering, you are greeted by a bright and welcoming lounge, complete with a feature fireplace that adds a touch of warmth and character. The heart of the home is undoubtedly the open-plan modern kitchen and dining area, which encourages a sociable lifestyle. This space flows seamlessly into a large conservatory, providing an ideal setting for relaxation and entertaining, while also offering access to the pleasant rear garden.

The property boasts three well-proportioned bedrooms, perfect for families or those needing extra space. The modern bathroom is tastefully designed, ensuring comfort and convenience. Outside, the enclosed rear garden offers a private retreat, while the double driveway provides ample parking for two vehicles.

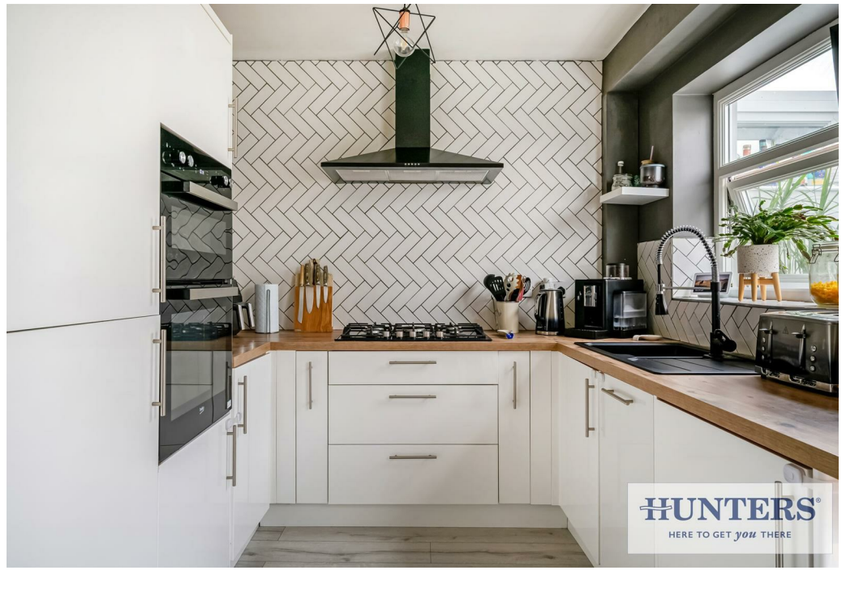
The location is particularly advantageous, with excellent transport links to Leeds city centre, motorway networks, and the airport, making it ideal for commuters. This beautifully presented home not only promotes a modern style of living but also offers a wonderful opportunity to settle in a sought-after area. Whether you are a first-time buyer or looking to upsize, this property is sure to impress.













Additional Info
Offer Acceptance & AML Regulations

Under the Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017, we are required to obtain proof of the source of funds for the purchase, as well as identification documents for all prospective buyers. We kindly ask buyers to assist with this process to avoid any delays in agreeing a sale.

A fee of £42 (inclusive of VAT) per named buyer is payable by the successful purchaser(s). This fee covers the money laundering checks carried out by SmartSearch, the firm that administers our ID verification. Please note that the property will not be marked as sold subject to contract until all required identification has been provided and AML checks have been satisfactorily completed.

Mortgage Advice

We are pleased to offer mortgage advice through our partnership with CS Mortgage Solutions. To arrange an appointment, please contact the branch and we will organise for an advisor to help you find the most suitable mortgage for your circumstances.
The initial consultation is free of charge and without obligation. A fee may be payable should you choose to proceed with their services.

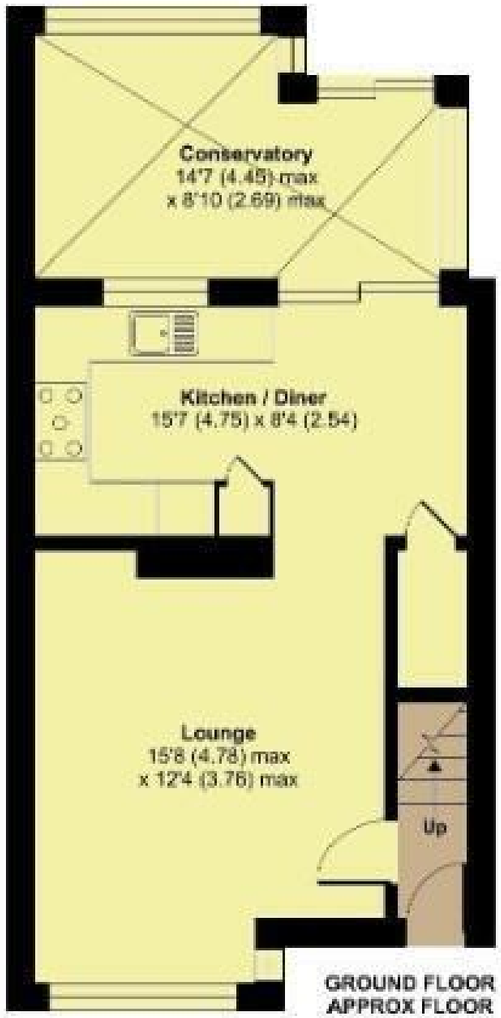
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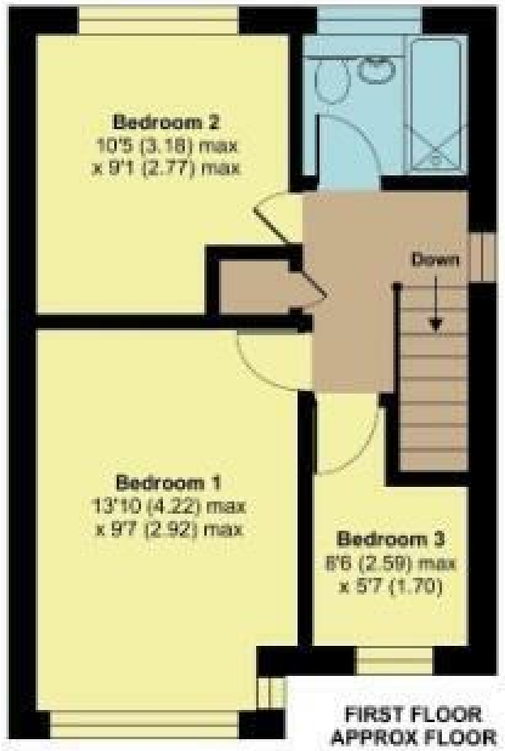
The extent of the property and its boundaries are subject to confirmation by inspection of the title deeds. All measurements provided in these particulars are approximate and intended for guidance only. Fixtures, fittings and appliances have not been tested, and no warranty can be given regarding their condition or functionality. Internal photographs are supplied for general information and should not be taken to imply that any specific item is included in the sale.

Moseley Wood Croft, Leeds, LS16

Approximate Area = 862 sq ft / 80.1 sq m

For identification only - Not to scale

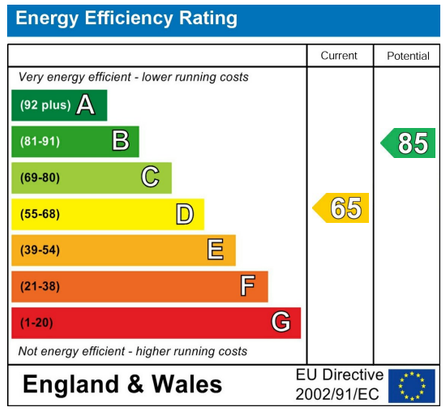


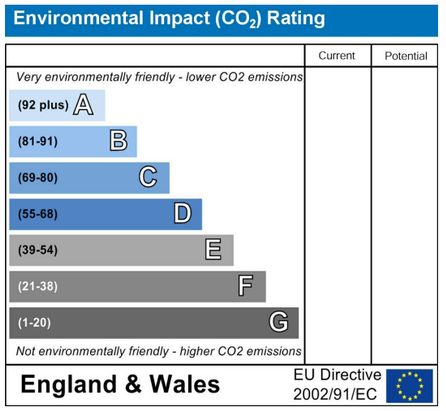


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022
Produced for Hunters Property Group. REF: 888397

Tenure: Freehold
Council Tax Band: C

- 3 spacious bedrooms
- Modernised semi-detached house
- Bright lounge with fireplace
- Open-plan kitchen/diner
- Large conservatory access
- Pleasant enclosed garden
- Double driveway parking
- Cul-de-sac location
- Easy commute to Leeds
- Viewing highly recommended





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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