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**8 Grove Farm Drive, Cookridge, Leeds, LS16 6DD**

**Guide Price £230,000**

A BEAUTIFULLY PRESENTED THREE BEDROOM SEMI situated in the highly sought-after area of Cookridge. The property is within easy reach of the shopping facilities at the Asda complex and the leisure facilities at Cookridge Hall, as well as being convenient for a number of good schools in the area which cater for all ages. There are excellent transport links into town, including the Horsforth train station at the bottom of Tinshill Lane. Within a mile along Otley Old Road takes you into open fields and on to The Dales, and Leeds Bradford Airport is a ten minute taxi ride away. Benefiting from GAS CENTRAL HEATING, uPVC DOUBLE GLAZING, ALARM, CONSERVATORY, GARAGE and a large PATIO, this home would be perfect for a couple or young family. The accommodation briefly comprises an entrance hall with stairs to the first floor and access through to the living room. To the rear of the house is a modern dining kitchen with French windows to the conservatory. To the first floor are two double bedrooms, a single bedroom and a modern bathroom/wc with over-bath shower. The gardens to both the front and rear are easily maintained with a large, southwest facing, sunny patio at the rear which is relatively private with an open aspect. The driveway leads to a DETACHED GARAGE.

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# 8 Grove Farm Drive, Cookridge, Leeds, LS16 6DD

## **GROUND FLOOR**

### **HALL**

With stairs off to the first floor and access through to the....

### **LOUNGE**

3.77m x 3.47m (12'4" x 11'4")

Having a gas living flame fire to a modern surround with marble hearth and interior. TV aerial point and digital connection. Centre ceiling light point and cornice to ceiling. Bay window to the front and laminate flooring which runs through into the....

### **DINING KITCHEN**

4.72m x 2.54m (15'5" x 8'3")

The kitchen area has an extensive range of white base and wall cupboards with panelled doors, steel handles, contrasting laminate work surfaces, tiled upstands and an inset stainless steel sink unit with monobloc mixer tap. The electric oven and hob are integrated, having an overhead filter hood with integral lighting. Space and plumbing for automatic washing machine, space for undercounter fridge and gas central heating combi boiler located in a corner cupboard. The dining area has plenty of space for entertaining and French windows open into the....

### **CONSERVATORY**

3.35m x 2.06m (10'11" x 6'9")

In uPVC construction with a flat, insulated, roof and having sliding patio doors opening into the garden.

## **FIRST FLOOR**

### **BEDROOM ONE (Front)**

4.19m x 2.90m (13'8" x 9'6")

Having a centre ceiling light point and cornice.

### **BEDROOM TWO (Rear)**

2.73m x 3.19m (8'11" x 10'5")

With centre ceiling light point.

### **BEDROOM THREE/STUDY (Front)**

2.58m x 1.75m (8'5" x 5'8")

Again, having a centre ceiling light point.

### **BATHROOM**

1.96m x 2.07m (6'5" x 6'9")

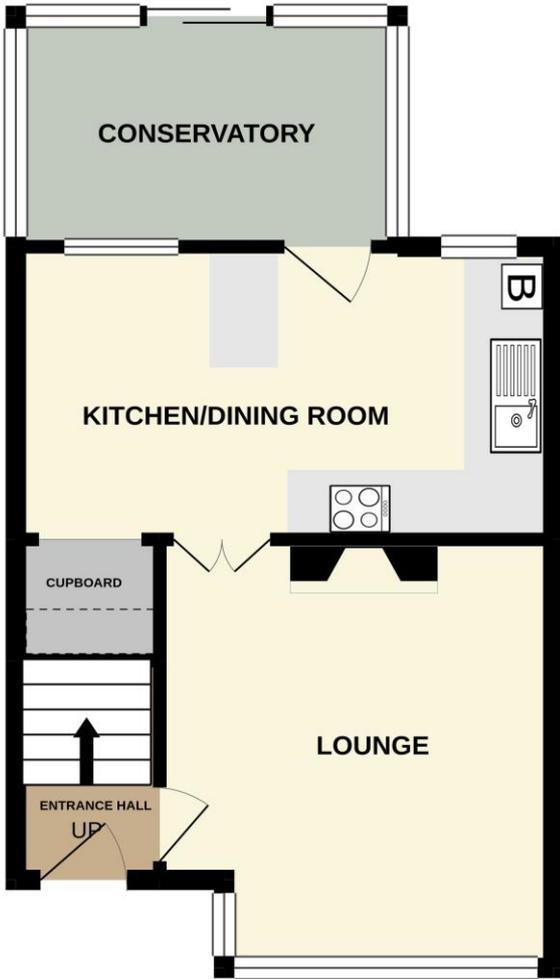
Fully tiled in a contemporary design with a panelled P-shaped bath having chrome mixer tap and over-bath plumbed shower and screen, vanity unit with two drawers having integrated handles and a washbasin with monobloc tap, low level dual-flush wc, extractor fan and external window.

## **OUTSIDE**

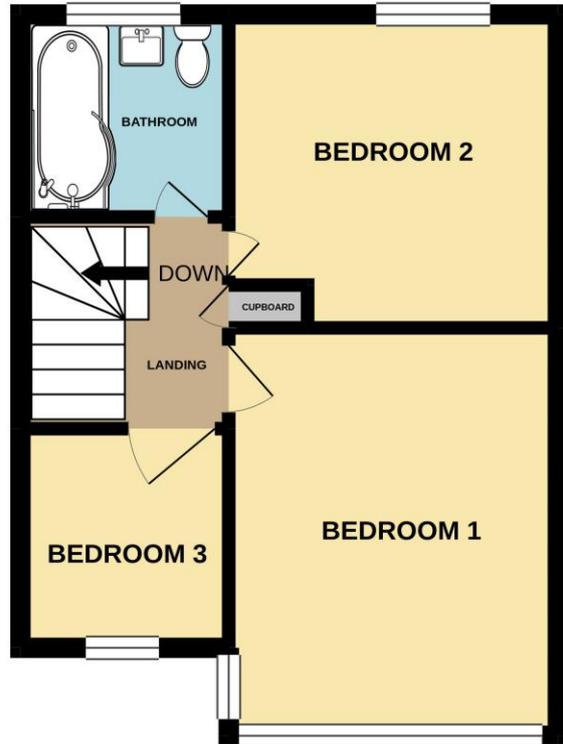
There are good sized, easily maintained gardens to the front and rear. The rear garden has a large elevated patio area which enjoys a sunny southwest facing aspect. The patio is only overlooked by the immediate neighbour and has an open aspect looking towards Horsforth. The lower garden area is lawned with flower borders and there is a second, smaller, patio adjacent the garage. The driveway leads to the detached garage.



GROUND FLOOR



1ST FLOOR

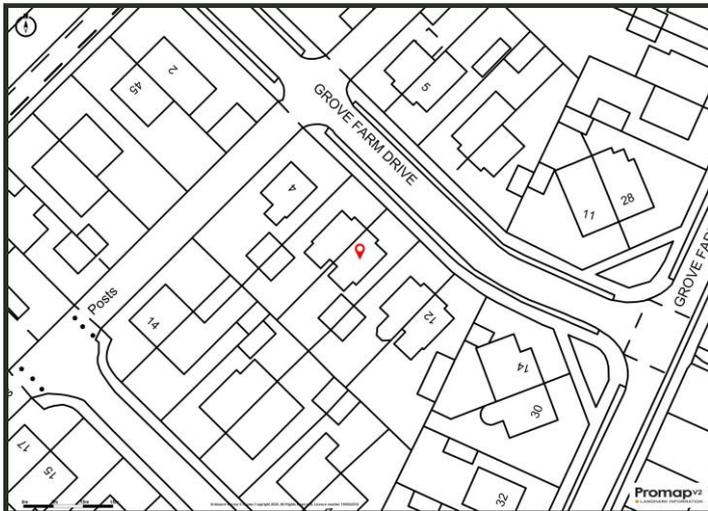


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
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**DIRECTIONS**

From Horsforth train station proceed up Tinshill Lane towards Cookridge and after a quarter of a mile or so turn right into Grove Farm Drive where this property can be found on the right-hand side.

**TENURE**

Freehold.

**SERVICES**

Mains gas, electricity, water and drainage are connected and were working at the time of our inspection.

**APPLIANCES**

Please note that if any appliances are included in the sale these will not have been tested by Moore's Estate Agency and we provide no warranty or guarantee thereon.

**COUNCIL TAX BAND**

Band C.

**VIEWING ARRANGEMENTS**

Please contact our Leeds office.

**OFFICE HOURS**

The office is open 9am – 5.30pm Monday to Friday, 9am – 5pm Saturday, and 10.30am – 4pm on Sunday. Escorted viewings and free valuations can also be conducted outside these hours by arrangement.

**PURCHASING PROCEDURE**

Once you are interested in purchasing this property please contact our office to make your offer and register your interest. This should be done before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

**SALES PARTICULARS**

Version No 1/JM.

**Energy Performance Certificate**

**8, Grove Farm Drive, LEEDS, LS16 6DD**

<b>Dwelling type:</b> Semi-detached house	<b>Reference number:</b> 8632-7123-0970-6047-3992
<b>Date of assessment:</b> 13 July 2012	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 13 July 2012	<b>Total floor area:</b> 68 m <sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,845</b>
<b>Over 3 years you could save</b>	<b>£ 267</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 159 over 3 years	£ 117 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; display: inline-block;"> <b>You could save £ 267 over 3 years</b> </div>
Heating	£ 1,455 over 3 years	£ 1,293 over 3 years	
Hot Water	£ 231 over 3 years	£ 168 over 3 years	
<b>Totals</b>	<b>£ 1,845</b>	<b>£ 1,578</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

<p><small>Very energy efficient - lower running costs</small></p> <p style="text-align: center;"> <span style="background-color: #4caf50; color: white; padding: 2px;">(92 plus) A</span>  <span style="background-color: #8bc34a; color: white; padding: 2px;">(81-91) B</span>  <span style="background-color: #ffc107; color: white; padding: 2px;">(69-80) C</span>  <span style="background-color: #ffc107; color: white; padding: 2px;">(55-68) D</span>  <span style="background-color: #ff9800; color: white; padding: 2px;">(39-54) E</span>  <span style="background-color: #ff0000; color: white; padding: 2px;">(21-38) F</span>  <span style="background-color: #ff0000; color: white; padding: 2px;">(1-20) G</span> </p> <p><small>Not energy efficient - higher running costs</small></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Current</th> <th>Potential</th> </tr> <tr> <td style="text-align: center; font-size: 2em;">68</td> <td style="text-align: center; font-size: 2em;">84</td> </tr> </table>	Current	Potential	68	84
Current	Potential				
68	84				

The graph shows the current energy efficiency of your home.  
The higher the rating the lower your fuel bills are likely to be.  
The potential rating shows the effect of undertaking the recommendations on page 3.  
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).  
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor Insulation	£800 - £1,200	£ 111
2 Low energy lighting for all fixed outlets	£15	£ 33
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 57

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.



**PROPERTY MISDESCRIPTIONS ACT 1991 – PLEASE NOTE CAREFULLY**

These particulars have been prepared for guidance only. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale,