



**Cockshott Lane, LEEDS LS12 2RQ**

**welcome to**

**Cockshott Lane, LEEDS**

Well-presented three-bedroom semi-detached home with recent upgrades including several new windows and PVC front door, off-road parking and enclosed rear garden. Offering spacious living with a lounge, separate dining room and practical kitchen, this property deal for families or first-time buyers.



## Property Information

Well-presented three-bedroom semi-detached home offering spacious and practical living accommodation throughout, ideal for families or first-time buyers. The property benefits from a range of recent improvements including several new windows installed approximately 8 months ago and a new PVC front door.

Externally, the home features a driveway providing off-road parking, a neatly grassed front garden, and a fully enclosed rear garden with patio seating area, lawn, fencing, and gated access—offering both privacy and security. A shed is also included for additional storage.

Internally, the property is well laid out with a welcoming entrance porch, hallway with useful understairs storage, a bright lounge with wood flooring and sliding doors to the rear garden, and a functional kitchen with ample worktop space. The accommodation is complemented by three bedrooms, a family bathroom, and a separate shower room.

### Entrance Porch

PVC front door leading into a practical entrance porch.

### Entrance Hall

Welcoming hallway with access to the main living areas and useful understairs storage.

### Lounge

Spacious lounge featuring wood flooring perfect living space for relaxing.

### Dining Room

A good sized dining room with sliding patio doors opening onto the rear garden, allowing plenty of natural light.

### Kitchen

Well-appointed kitchen with laminate flooring . Ample worktop surfaces.  
Plumbing for washing machine.  
Gas hob with extractor fan. Access to rear utility.

## Utility Room

Useful utility room.

## Landing

Wooden flooring with side window providing natural light and access to all bedrooms and bathroom

## Bedroom One

Comfortable double bedroom with carpeted flooring.

## Bedroom Two

Generous double bedroom positioned to the front of the property, carpeted.

## Bedroom Three

Single bedroom with front-facing window, ideal as a nursery, office, or guest room.

## Bathroom

Located to the rear, fitted with

Bath

, sink and WC

## Shower Room

Additional shower room providing convenience for busy households.

## Outside

Grassed front garden with driveway providing off-road parking.

Rear Garden fully enclosed and secure featuring patio seating area  
, lawn.

Fencing and gated access.

Shed for storage.



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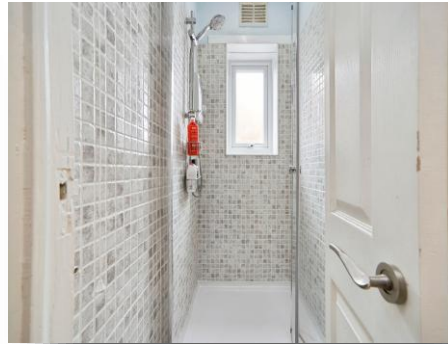
## Cockshott Lane, LEEDS

- Several new windows installed approx 8 months ago
- New PVC front door
- Driveway
- Garden with patio area
- Spacious lounge

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

offers over

**£235,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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