

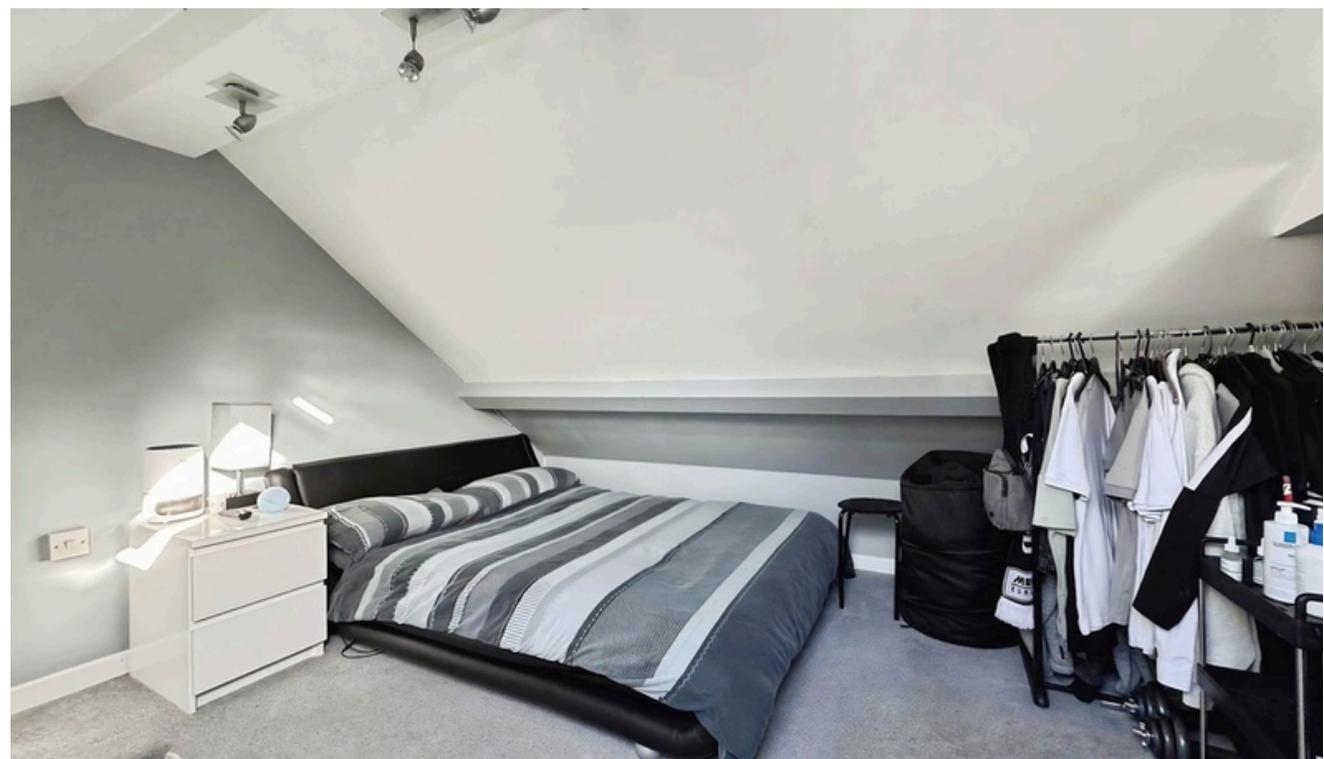


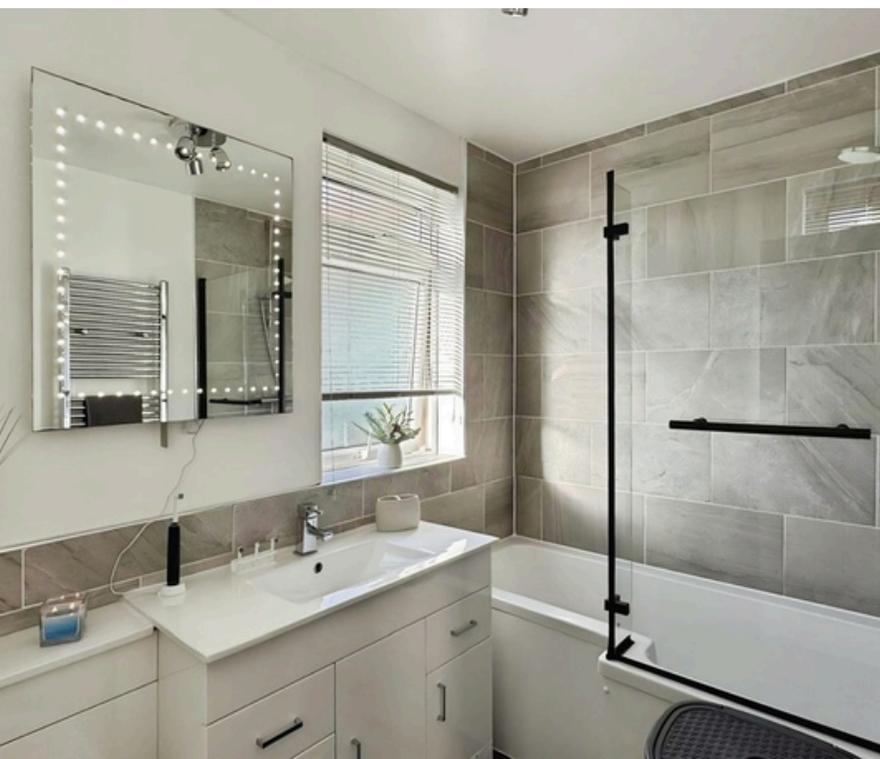
47 Iveson Rise, Cookridge, Leeds, LS16 6LN

Asking Price: £280,000

This superbly extended and beautifully refurbished four-bedroom semi-detached home in a highly sought-after North Leeds location. Offering spacious, ready-to-move-into accommodation, this impressive property features a generous lounge opening into a bright dining room, a contemporary fitted kitchen, ground floor double bedroom with en-suite, three further bedrooms, family bathroom and a versatile converted loft room. Ideally positioned close to well-regarded schools, amenities and transport links.







This superbly extended and tastefully refurbished four-bedroom semi-detached home offers spacious, flexible and ready-to-move-into accommodation, set within a popular and well-established North Leeds residential location.

The property has been thoughtfully improved to create a modern family home with versatile living space across three floors.

A welcoming entrance porch leads into a central hallway. To the front, a generous lounge provides a comfortable yet stylish living space and flows effortlessly through double doors into a bright dining room, with patio doors opening onto the rear garden - ideal for entertaining and everyday family life.

The contemporary fitted kitchen offers a range of modern wall and base units, integrated appliances and ample storage. A Velux window enhances natural light, creating a bright and airy feel.

A particularly attractive feature of this home is the side extension, which provides a practical secondary hallway with external access and built-in storage. This leads to a ground-floor double bedroom with its own modern en-suite shower room - perfect for guests, older relatives, or those working from home.

To the first floor are three well-proportioned bedrooms and a stylish, modern family bathroom finished to a high standard.

A converted loft room on the top floor offers excellent flexibility and can be utilised as an occasional bedroom, home office, playroom or hobby space depending on individual requirements.

Externally, the property enjoys a spacious plot with a private rear garden, ideal for families and outdoor entertaining.

The home sits within the catchment area for well-regarded local schools including Iveson Primary School and benefits from excellent transport connections via the Ring Road, M1 and M62, making it ideal for commuters.

Early viewing is highly recommended to fully appreciate the space, flexibility and quality on offer.



Transport Links

The property is ideally positioned for commuters, offering excellent transport links via the nearby Ring Road, with convenient access to the M1 and M62 motorway networks. Regular bus routes serve the area, providing straightforward connections into Leeds City Centre and surrounding districts.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



4



2



Council Tax = A



1



Freehold



Semi-Detached



C