



Kirkwood Crescent Leeds, West Yorkshire
Offers in excess of £400,000

HARDISTY



5 Kirkwood Crescent

Leeds, West Yorkshire, LS16 7EA

LOCATION

Cookridge is a popular village with a good mix of accommodation and amenities available, along with reputable schools, a recently re-designed and re-furnished sports club/swimming pool, Asda superstore and a Health Centres at Holt Park. Ideally situated for access to Otley Road (A660) and the Ring Road (A6120) thus making commuting straight forward. Public transport facilities are good by bus or alternatively by railway from the Horsforth Train Station located at the bridge on the Horsforth/Cookridge border. Horsforth village is just next-door where a vast range of shops, supermarkets, pubs and restaurants can be found. Beautiful countryside can be found within a short distance and the Cookridge Hall Golf Course and Bannatyne health club are on the doorstep. Headingley is a short distance away with a vibrant mix of shops and restaurants, plus the renowned Headingley Stadium for rugby & Cricket.

GROUND FLOOR

Step through the composite entrance door into a welcoming vestibule that opens into the heart of the home — a stunning open-plan living, dining, and family kitchen. Designed for modern lifestyles, this space is fitted with shaker-style units, quartz worktops, and integrated appliances including a double oven, five-ring hob with extractor, dishwasher, and fridge freezer. There's ample space for dining, a sofa area, while a cleverly designed built-in utility zone sits neatly behind sleek sliding doors. This versatile area provides space for a washer and dryer and could also serve as a stylish coffee station or breakfast nook. The through lounge is flooded with light from its dual aspect and offers flexibility for family living — whether as a play area, home office, or relaxing lounge. Off the hallway, a handy storage cupboard keeps coats and shoes neatly tucked away.



FIRST FLOOR

Access off the landing a three well proportioned bedrooms all of which would take a double bed should one wish. The house bathroom has been re-fitted with a large walk-in shower and a contemporary modern sink set within a large vanity unit and install combining the WC. There's loft access which provides a large storage area. The main feature of the first floor is the fact that all three bedrooms are good sizes meaning no one gets a small third bedroom.

GARAGE CONVERSION

The former garage has been thoughtfully transformed into a highly versatile space. Complete with inset spotlights, multiple sockets, and natural light from a front window and side door, it is perfect as a home office, gym, children's den, sun room or simply excellent additional storage.

OUTSIDE

The rear garden enjoys plenty of afternoon and evening sunshine during the summer months, creating a perfect suntrap to relax or entertain. A large composite deck makes the most of this aspect, providing an ideal spot for outdoor dining or lounging. Beyond, a level lawn offers space for play, while mature planting along the rear boundary ensures privacy. For those with green fingers, a generous raised bed adds versatility for growing flowers, herbs, or vegetables. The garden is fully enclosed, making it both practical and family-friendly.

Planning Permission

The property comes with the benefit of full planning permission (Application Ref: 25/00806/FU, granted April 2025) for a substantial programme of works including a two-storey rear extension, single-storey side and rear extensions, loft conversion and associated alterations. Once completed, these improvements would create generous additional living accommodation and significantly enhance both the space and future value of the home — offering buyers an exciting opportunity to develop the property into an even larger, modern family residence.

BROCHURE DETAILS

Hardisty and Co prepared these details, including photography, in accordance with our estate agency agreement.

SERVICES – Disclosure of Financial Interests

Unless instructed otherwise, the company would normally offer all clients, applicants, and prospective purchasers its full range of estate agency services, including the valuation of their present property and sales service. We also intend to offer clients, applicants and prospective purchasers' mortgage and financial services advice through our association with Mortgage Advice Bureau. We will also offer to clients and prospective purchasers the services of our panel solicitors, removers, and contactors. We would normally be entitled to commission or fees for such services and disclosure of all our financial interests can be found on our website.

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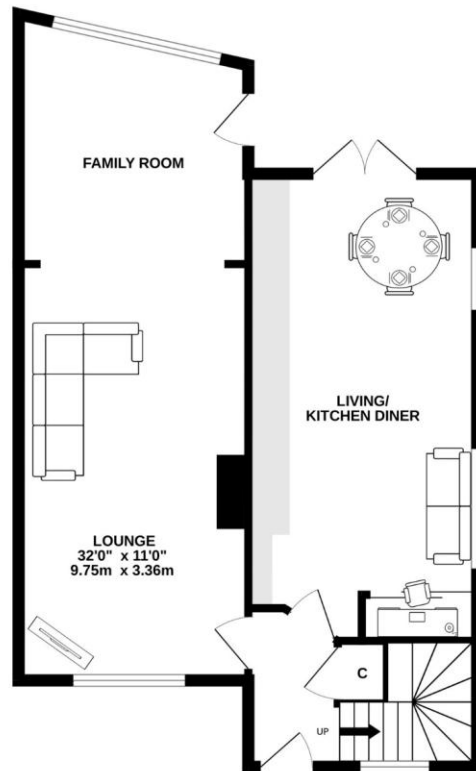




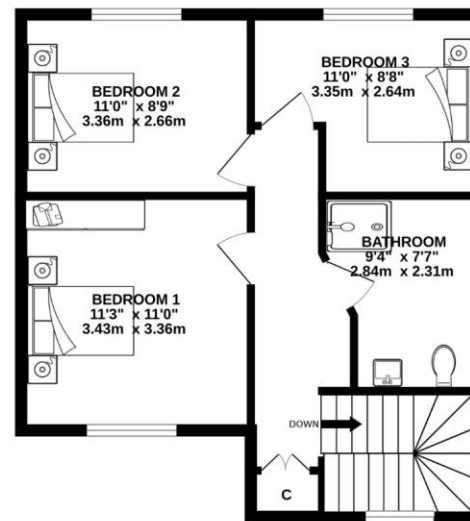
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
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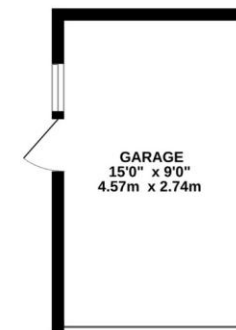
GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



FIRST FLOOR
489 sq.ft. (45.3 sq.m.) approx.



GARAGE
135 sq.ft. (12.5 sq.m.) approx.



TOTAL FLOOR AREA : 1267 sq.ft. (117.7 sq.m.) approx.

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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HARDISTY – HORSFORTH OFFICE

101 New Rd Side
Horsforth, Leeds
LS18 4QD
0113 2390012
horsforth@hardistystateagents.co.uk

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