



Woodlands Way

Whinmoor, LS14



# Introduction

PROPERTY TYPE	Brick built detached
BEDROOMS	4
RECEPTION ROOMS	2
BATHROOMS	2

Tucked away towards the head of a peaceful cul-de-sac, this beautifully presented modern detached home offers generous family accommodation, a generous rear garden with both patio and decked seating areas, and the convenience of excellent commuter links nearby. Built in 2016, the property combines the practicality of a contemporary Persimmon home with a setting that feels private and quiet, yet close to shops, schools, and amenities.

TENURE	Freehold
SERVICES	Mains Services
TERMS OF SALE	Private Treaty
VIEWING	Strictly By Appointment
ENERGY PERFORMANCE	C with B potential





# Key Features

- Quiet position towards the head of a cul-de-sac
- Detached family home built in 2016 (Freehold)
- Large dining kitchen with Zanussi appliances
- En-suite shower room to principal bedroom
- Generous enclosed garden with entertaining areas
- Driveway parking and detached garage











A welcoming hallway leads into a bright and spacious living room at the front of the house. To the rear, the heart of the home is the impressive open-plan dining kitchen, fitted with integrated Zanussi appliances (fridge/freezer, dishwasher, and washer) and enjoying garden views. French doors open directly onto the patio, creating a natural flow for entertaining. A separate study offers flexibility for home working or a playroom.

Upstairs, four well-proportioned bedrooms include a principal suite with en-suite shower room, along with a stylish family bathroom. Two of the bedrooms benefit from fitted wardrobes.

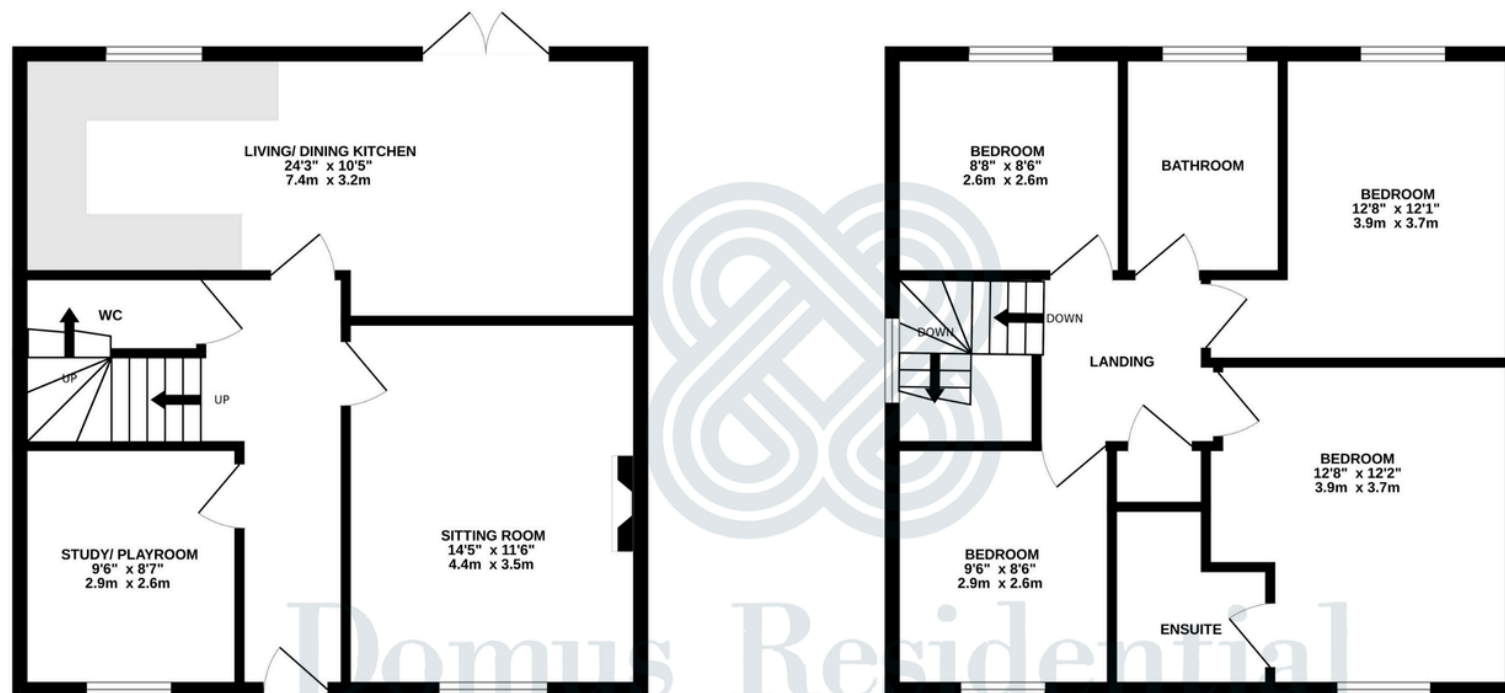
Outside, the property has a wide driveway providing parking for several vehicles, detached garage, and an enclosed rear garden. The garden enjoys sun throughout the day and has been landscaped to include both a paved patio and raised decking area – perfect for dining, entertaining, or simply relaxing.

Woodlands Way sits within a modern development in Whinmoor, ideally placed for both everyday amenities and easy travel. The nearby A64 provides quick access to The Springs retail park, large supermarkets, and leisure facilities. Commuters benefit from excellent connections via the A1(M), while rail links at Crossgates and Leeds city centre offer further convenience.

Locally, residents enjoy green space and pleasant dog walks around the nearby nature reserve. The setting combines the best of both worlds: a quiet, family-friendly cul-de-sac location with excellent road and public transport links close at hand.



Domus Residential



Approximate Area:  
1206 sq.ft  
112.04 sq.m

All measurements, doors, windows, rooms and items shown are approximate. No responsibility is taken for errors, omissions or mis-statements. Plans are for illustrative purposes only and should not be relied upon as fact. Services, systems and appliances have not been tested and no guarantee of operability or efficiency is given.

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These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars are to be relied on to a statement or representation of fact. The Agent(s) nor its staff are authorised to make or give any representation or warranty in respect of this property.

All descriptions, dimensions, references to condition, necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or survey as to the correctness of each of them and to satisfy themselves as to the availability of services to the Property both in respect of its existing use and any intended use.

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In the event of any inconsistency between these conditions and the contract of sale, the latter shall prevail.