



Woodland Road, Leeds LS15 7DW

welcome to

Woodland Road, Leeds

Positioned on a generous corner plot this spacious property features a bedroom in the fully converted loft. Also having ample off-street parking with a private driveway and a two storey double garage! Modern & stylish throughout call us to view this beautiful family home!



An entrance hall leads to a spacious, bright, and a lounge with a feature box bay window. The modern fitted dining kitchen, located at the rear, forms the heart of the home.

Upstairs, there are three well-proportioned bedrooms and a recently fitted family bathroom, with the added benefit of a fourth bedroom in the loft conversion.

Externally, this lovely home occupies a generous corner plot, mainly laid to lawn. Detached two-storey garage, fully insulated and suitable for conversion into an annex. Offers excellent potential for additional living space, home office, or guest accommodation.

Ground Floor

Kitchen

17' 5" MAX x 11' 3" MAX (5.31m MAX x 3.43m MAX)

Lounge

14' 8" MAX x 11' 6" MAX (4.47m MAX x 3.51m MAX)

First Floor

Bedroom One

14' 8" MAX x 11' 6" MAX (4.47m MAX x 3.51m MAX)

Bedroom Three

7' 11" MAX x 7' 9" MAX (2.41m MAX x 2.36m MAX)

Bedroom Four

Bathroom

Second Floor

16' 3" MAX x 8' 11" MAX (4.95m MAX x 2.72m MAX)

Bedroom Two

11' 3" MAX x 9' 6" MAX (3.43m MAX x 2.90m MAX)



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welcome to

Woodland Road, Leeds

- Guide Price £350,000- £375,000
- SEMI DETACHED HOME; LOCATED ON A CORNER PLOT
- FOUR BEDROOMS
- THREE FLOORS
- LARGE DOUBLE GARAGE WHICH IS FULLY INSULATED

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGT110731 - 0003

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