



Woodsley Road, Leeds LS3 1DU

welcome to

Woodsley Road, Leeds

*****IDEAL INVESTMENT OPPORTUNITY***** An end terraced property which has been split in to three separate flats, each with their own EPC and Council Tax band. The first floor flat has 3 bedrooms, the ground floor flat has 2 bedrooms, one with an en-suite and the lower ground floor has 3 bedrooms.



Woodsley Road

William H Brown are pleased to offer this end terrace property located near Hyde Park and the Leeds University. The property is split in to three flats (54a, 54b & 54c) each flat has it's own EPC and council tax band.

On the first floor, 54a has three bedrooms, on the ground floor 54b has two bedrooms and on the lower ground floor 54c has three bedrooms.

Just minutes from the city centre, Hyde Park is a fantastic hub of culture, history and entertainment which makes it a very popular area. It sits conveniently between the City Centre and Headingley, and offers access to a wide range of amenities including; shops, cafe's, bars and restaurants.

Main Entrance

The main entry door opens in to a communal hall way, which allows access to flat A and flat B.

Flat A

The main entry door opens in to a communal hall way, which allows access to flat A and flat B.

Entrance Hall

Stairs rise from the ground floor, up to the hallway, which has an original stained glass window.

Lounge

15' 1" x 14' 7" (4.60m x 4.45m)

The lounge has a feature fireplace and built in storage cupboard. Corner sash window as well as a window to the front elevation.

Kitchen

7' 5" x 7' 9" (2.26m x 2.36m)

With a range of wall and base units with work surfaces over which incorporates a stainless steel sink unit. Split level cooking comprises; electric oven and gas hob with cooker hood over. Plumbing for washing machine, central heating boiler and sash window to the front elevation.

Bedroom One

13' 10" x 12' 2" (4.22m x 3.71m)

A double bedroom with built in wardrobe and UPVC sash window to the front elevation.

Bedroom Two

14' 5" x 12' 11" (4.39m x 3.94m)

A second double bedroom with built in cupboard and sash window to the side elevation.

Bathroom

A three piece suite comprising; bath with mixertap and shower attachment with curtain to the side, pedestal wash hand basin and low flush wc. Radiator, part tiling to walls and double glazed window to the side elevation.

Flat B

Entrance Hall

The flat door opens from the communal hallway into the entrance hall, which has plumbing for a washing machine and windows to the rear elevation.

Lounge

14' x 14' 5" (4.27m x 4.39m)

With under stairs storage, radiator and two windows to the side elevation.

Kitchen

9' 8" x 13' 11" (2.95m x 4.24m)

The kitchen has a range of wall and base units with work surfaces over which incorporates a stainless steel sink and drainer unit. Split level cooking comprises; electric oven with gas hob over and cooker hood above. Space for fridge freezer, radiator and tiling to splash backs. Sash window to the side elevation.

Bedroom One

10' 11" Max x 15' 9" (3.33m Max x 4.80m)

Stairs lead up to bedroom one, which is on the first floor. A double bedroom with a radiator and two sash windows to the side elevation. This bedroom also benefits from having an en-suite with shower.

Bedroom Two

14' 3" min x 14' 5" min (4.34m min x 4.39m min)

A second double bedroom with a radiator and bay window to the front elevation.

Bedroom Three

14' 5" x 14' 6" (4.39m x 4.42m)

A third double bedroom with a radiator, corner window and window to the front elevation.

Bathroom

A three piece suite comprising; bath with shower over and curtain to the side, pedestal wash hand basin and low flush wc. Part tiling to walls, extractor fan, radiator and window to the side elevation.

Flat C

Flat C is accessed via the rear of the property with it's own private entrance.

Entrance Hall

The rear entry door opens in to the entrance hall, which has a radiator.

Lounge

11' 6" x 15' 3" (3.51m x 4.65m)

With a radiator, cupboard housing the boiler and window.

Kitchen

13' 7" max x 10' 10" max (4.14m max x 3.30m max)

A range of wall and base units with work surfaces over which incorporates a stainless steel sink and drainer unit. Split level cooking comprises; electric oven and gas hob with cooker hood over. Space for fridge freezer. Breakfast bar, two radiators and window.

Bedroom One

Irregular Shaped Room 16' 9" max x 13' 6" max (5.11m max x 4.11m)

A double bedroom with radiator, cupboard housing electric meter and window.

Bedroom Two

9' 9" x 16' 8" (2.97m x 5.08m)

With a radiator and window.

Bedroom Three

13' 8" x 13' 2" (4.17m x 4.01m)

With a radiator and window.

Shower Room

With a walk in shower, full tiling to walls and radiator.

Separate Wc

With a pedestal wash hand basin and low flush wc.

welcome to

Woodsley Road, Leeds

- Perfect For Investors
- Split In To 3 Flats
- Flat A - Two Bedrooms
- Flat B - Three Bedrooms
- Flat C - Three Bedrooms

Tenure: Freehold EPC Rating: E

guide price

£650,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEA104702 - 0009

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