



Woodbridge Gardens, Leeds LS6 3LW

welcome to

Woodbridge Gardens, Leeds

Spacious 3-Bedroom Semi-Detached Family Home with Extension, Utility Room & Conservatory

Welcome to this beautifully extended and exceptionally spacious 3-bedroom semi-detached home, perfectly designed for comfortable family living.



Storage Cupboard

Cupboard off the hallway has electric meters in.

Entrance Hall

Laminate flooring, knocked the wall out so its more spacious, radiator, storage under the stairs

Lounge

13' 11" max x 10' 2" max (4.24m max x 3.10m max)
Spacious lounge, carpeted, gas fire with surround, bay window to the front, two radiators

Dining Room

9' 7" max x 8' max (2.92m max x 2.44m max)
Carpeted, patio door to the conservatory, radiator, stone feature wall

Kitchen

10' 8" max x 9' 6" max (3.25m max x 2.90m max)
Laminate flooring, laminate kitchen, one bowl metal sink, 2x windows to the back, laminate work tops, radiator, built under fridge and freezer, 5 ring gas hob, open window hatch to the diningroom, oven built into tower.

Utility Room

20' max x 11' 1" max (6.10m max x 3.38m max)
Free standing utilities, one bowl metal sink , window to the back, laminate floor

Conservatory

14' 2" max x 7' 6" max (4.32m max x 2.29m max)
Tiled flooring, one radiator, sloped ceiling

Landing

Knocked wall down, very spacious hall, window to the side

Bathroom

Tiled floor , panel bath with shower over, radiator, window to the side and window to the back, pedestal sink

Bedroom 1

13' 11" max x 11' 3" max (4.24m max x 3.43m max)

Spacious double bedroom, laminate flooring, integrated built in wardrobes, radiator, window to the front

Bedroom 2

12' 1" max x 9' 7" max (3.68m max x 2.92m max)
Laminate flooring, double bedroom, stairs up to the attic conversion, built in cupboard with cylinder water tank, window to the back, radiator, built in cupboard

Bedroom 3

9' 1" max x 8' max (2.77m max x 2.44m max)
Laminate flooring, single bedroom, radiator, window to the front, storage space above stairs, space for freestanding furniture

Extension

20' max x 11' 1" max (6.10m max x 3.38m max)
Extended side of the house to create utility , laminate flooring, radiator, storage space

Downstairs Toilet

Laminate flooring, toilet, boiler on the wall

Bathroom Loft

Tiled flooring, velux window to the back, shower enclosure, pedestal sink, toilet

Loft Space

Converted, sliding doors, space for a double bed, panelled sloped ceiling, velux window, insulated

Garden

Front Garden - Large driveway , electric sockets, fenced

Rear Garden - Paving slabs, grass, pond, shed to the back, well maintained, electrics & taps, passage to the back



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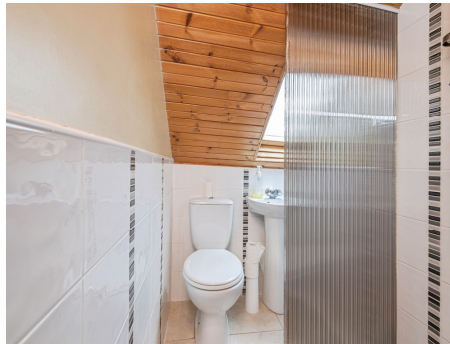
- OPEN HOUSE 6TH MAY 16:15PM- 17:15PM PLEASE CALL THE OFFICE TO SECURE YOUR BOOKING!
- Guide Price £260,000 - £270,000
- Large Front & Rear Garden
- Has Been Repointed, New Roof, New Gutters
- 3 Bed Semi Detached

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEA109130 - 0004

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