



**Woodsley Road, Leeds LS3 1DU**

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**welcome to**

## **Woodsley Road, Leeds**

This five-bedroom HMO property has great transport links to Leeds city centre. With laminated flooring downstairs, carpeted upstairs, a downstairs toilet, and a main bathroom, it's spacious and ideal for student living. Close to amenities, it's a solid investment opportunity.



## Entrance/ Hall Lounge

12' into alcove x 17' 2" into alcove ( 3.66m into alcove x 5.23m into alcove )

The lounge is very spacious with laminate flooring, window to the front , electric heater , free standing furniture

## Kitchen

14' 6" max x 12' 5" max ( 4.42m max x 3.78m max )

This modern, spacious kitchen features a durable lino floor, a back window for natural light, and free-standing furniture for flexibility. A built-in seating area sits under the oven, paired with a five-ring gas hob for efficient cooking. Glossy cabinet doors and laminate worktops add style, while a wall-mounted boiler ensures practicality.

## Downstairs Toilet

This compact downstairs toilet is neatly tucked under the stairs, maximizing space while maintaining style. The lino flooring offers durability and easy maintenance, complementing the panelled toilet for a sleek, structured look. A small sink is conveniently placed, providing practicality without overwhelming the space

## Bedroom 1 (1st Floor)

9' 10" max x 8' 3" max ( 3.00m max x 2.51m max )

This spacious double bedroom features a back-facing window that fills the room with natural light. The soft carpet adds comfort, while a radiator ensures warmth. With ample space for free-standing furniture, the room offers flexibility for personalized layouts and storage.

## Bedroom 2 (1st Floor)

13' 3" max x 7' 11" max ( 4.04m max x 2.41m max )

This fairly spacious single bedroom offers flexibility for free-standing furniture, allowing for a personalized layout. A front-facing window brings in natural light, while the soft carpet enhances comfort and warmth.

## Bedroom 3 (1st Floor)

10' 10" max x 7' 1" max ( 3.30m max x 2.16m max )

This comfortable double bedroom features a front-facing window, allowing plenty of natural light. A radiator provides warmth, while the soft carpet enhances coziness. A built-in cupboard offers convenient storage, maximizing space and functionality

## Bedroom 4 (attic)

11' 7" max x 9' 6" max ( 3.53m max x 2.90m max )

This attic double bedroom offers a unique and cozy atmosphere, with angled walls adding character to the space. A Velux window brings in natural light, enhancing the airy feel. The soft carpet provides comfort underfoot, while a radiator ensures warmth. With space for free-standing furniture, the room allows for a personalized and functional setup.

## Bedroom 5 (attic)

15' 9" max x 9' 10" max ( 4.80m max x 3.00m max )

This spacious attic double bedroom features a front-facing window, allowing natural light to brighten the space. The soft carpet enhances comfort, while ample room for free-standing furniture offers flexibility in layout. With its unique attic setting, the room provides a cozy yet open atmosphere.

## Bathroom

This bathroom features practical lino flooring for easy maintenance and durability. A curved shower with an electric shower overhead offers convenience, while a freestanding sink unit adds style and functionality. The toilet is neatly positioned, ensuring a well-organized and comfortable space.

## Basement Garden

There is a front and back garden concrete paving in both and gas meters are outside , there is also on street parking



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## welcome to Woodsley Road, Leeds

- 5 Bedroom Terrace
- HMO Licence
- On Street Parking
- Good Transport Links To Leeds City Centre
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Tenure: Freehold EPC Rating: D  
Council Tax Band: B

# £350,000



Please note the marker reflects the  
postcode not the actual property

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