

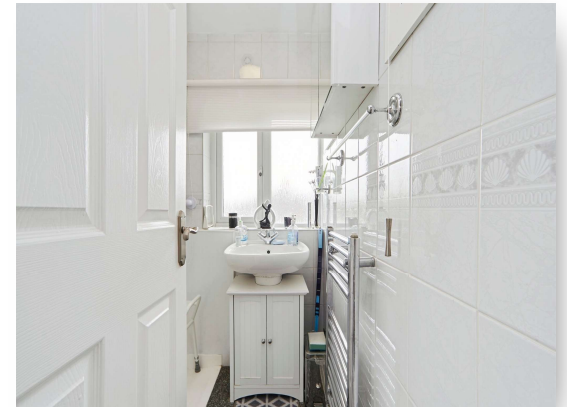
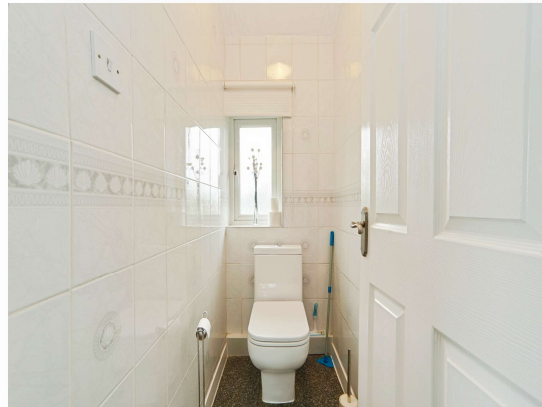


Woodside View, Leeds LS4 2QS

welcome to

Woodside View, Leeds

This beautifully presented three-bedroom semi-detached property offers the perfect blend of comfort, practicality, and family-friendly living. Good Transport Links To Leeds City Centre



Porch (side)

A compact side porch with easy-care lino flooring and built-in units for storage

Entrance Hall

As you enter the property the entrance is carpeted with a window to the side

Lounge

21' 3" max x 11' 2" max (6.48m max x 3.40m max)

A spacious lounge with new carpets, two radiators, an electric heater with fireplace surround, and a front-facing window. Features an archway and bifolding doors to the rear, blending comfort with style.

Kitchen

11' 1" max x 6' 7" max (3.38m max x 2.01m max)

A cream shaker-style kitchen with laminate worktops, electric hob, built-under oven, and a one-bowl metal sink. Includes integrated under-counter fridge and washing machine, built-in storage under the stairs, and space for a freestanding fridge freezer. Features an archway entrance, rear window, and door leading to the porch.

Bedroom 1

12' 3" from wardrobes x 8' 10" from wardrobes (3.73m from wardrobes x 2.69m from wardrobes)

A spacious, carpeted double bedroom with a front-facing bay window, built-in wardrobes, and room for freestanding furniture. Includes a radiator for comfort.

Bedroom 2

10' max x 8' 7" max (3.05m max x 2.62m max)

A carpeted double bedroom with a rear-facing window, freestanding units, and a radiator for added warmth.

Bedroom 3

7' 5" max x 6' 11" max (2.26m max x 2.11m max)

A cozy single bedroom featuring a built-in single bed with storage, carpeted flooring, a front-facing window, and a radiator for comfort.

Bathroom

A bathroom with easy-care lino flooring, a shower enclosure, panelled walls, rear-facing window, sink, and a towel radiator.

Toilet

A compact toilet room with lino flooring, tiled walls, a rear-facing window, and a standard toilet.

Garden

The front garden is a standout feature—uniquely designed and unlike any other on the street. It includes a driveway for two cars, with both steps and a ramp leading up through landscaped levels of grass and mature bushes, all bordered by a charming brick wall.

To the rear, access is via a side latch gate. There's practical storage space beneath the house, two garden sheds, and a mix of lawn and established bushes along the side. The garden is fully enclosed with fencing to the back and sides, and includes an outdoor tap for convenience.



view this property online williamhbrown.co.uk/Property/HEA109213



welcome to

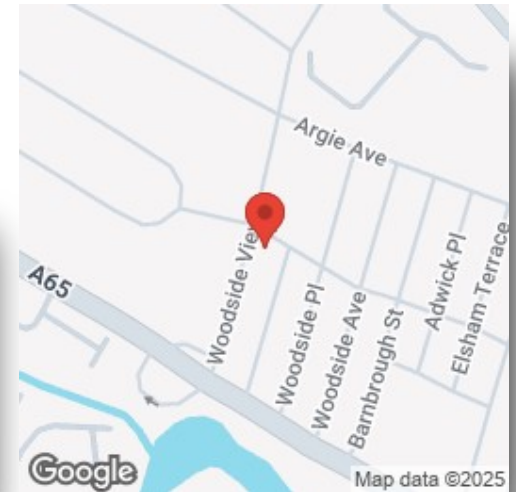
Woodside View, Leeds

- Guide Price £250,000 - £260,000
- 3 Bedroom Semi Detached Property
- Front & Rear Garden / Driveway
- Good Local Amenities
- Transport Links To Leeds City Centre

Tenure: Freehold EPC Rating: D
Council Tax Band: B

guide price

£250,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HEA109213



Property Ref:
HEA109213 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 278 5337



Headingley@williamhbrown.co.uk



1a Arndale Centre, Otley Road, LEEDS, West
Yorkshire, LS6 2UE



williamhbrown.co.uk