



Woodside Place, Leeds LS4 2QU

welcome to

Woodside Place, Leeds

This beautifully presented three-bedroom property, located in a desirable area with excellent transport links to Leeds city centre and a wealth of local amenities including shops, schools, and parks, this property combines comfort, practicality, and strong investment appeal in one compelling package.



Lounge

16' 4" max x 10' 1" max (4.98m max x 3.07m max)

Spacious lounge with stylish laminate flooring, a large front window for natural light, and a radiator for year-round comfort.

Kitchen

11' 2" max x 7' 4" max (3.40m max x 2.24m max)

Modern kitchen featuring lino flooring, sleek laminate units and worktops, and a one-bowl metal sink positioned beneath a front-facing window for natural light. Includes a built-under oven, electric hob, extractor fan, and wall-mounted boiler. The tiled splashback adds a practical touch, while a freestanding under-counter fridge and freezer complete the setup.

Basement Bedroom

15' 10" max x 9' 7" max (4.83m max x 2.92m max)

Spacious double bedroom located in the basement, featuring carpeted flooring for added warmth and comfort. A front-facing window provides natural light, complemented by a radiator for year-round coziness. Includes a built-in wardrobe/storage cupboard, additional storage space, and ample room for freestanding furniture.

Basement Ensuite

Stylish ensuite located in the basement with laminate flooring, a panelled bath featuring an electric shower overhead, and a front-facing window for natural light. Includes a towel radiator for added comfort.

Basement Utility

Practical utility space with lino flooring, a sink, and room for freestanding appliances. Conveniently located in the basement, ideal for laundry and storage needs.

Bedroom 1

17' 10" max x 8' 5" max (5.44m max x 2.57m max)

Comfortable double bedroom with carpeted flooring,

two front-facing windows that bring in plenty of natural light, and dual radiators for year-round warmth. Features a built-in storage cupboard and ample space for freestanding furniture, offering both practicality and flexibility

Bedroom 2 (Attic)

16' 9" max x 9' 10" max (5.11m max x 3.00m max)

Charming double bedroom tucked away in the attic, featuring carpeted flooring, an angled ceiling, and a Velux window that brings in natural light. Includes a radiator, built-in storage, and ample space for freestanding furniture, making it both cozy and functional.

Bathroom

Well-appointed bathroom featuring lino flooring, a panelled bath with shower over, and tiled walls for a clean, modern finish. Includes a pedestal sink, toilet, and a radiator for added comfort.

Garden/Parking

Welcoming front garden with a mix of slate and grass, fully fenced for privacy and featuring steps leading up to the property. Convenient on-street parking available nearby.



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welcome to

Woodside Place, Leeds

- Guide Price £220,000 - £230,000
- 3 Bedroom Property
- Front Garden & Onstreet Parking
- Great Transport Links To Leeds City Centre
- Has A Basement Bedroom With Ensuite

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEA109316 - 0005

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