

Woodside Place, Leeds LS4 2QU

william h brown

welcome to

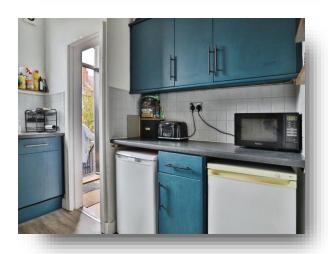
Woodside Place, Leeds

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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Woodside Place, Leeds

- **Guide Price**
- 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 - 0008 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers 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.

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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or



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