



Woodbridge Lawn, Leeds LS6 3LU

welcome to

Woodbridge Lawn, Leeds

An excellent opportunity for first-time buyers or investors seeking to expand their portfolio. This end-terrace property offers three good size double bedrooms, a well equipped kitchen/diner, a four-piece bathroom, and a low-maintenance rear garden—all in a convenient location.



Agents Note

The property is of non standard construction, please speak with your conveyancer.

Entrance Hall

Enter from the front into the hallway with access to the downstairs wc and under stairs storage cupboard.

Downstairs Wc

Having a wc and wash hand basin with storage below.

Lounge

12' 5" Max x 11' Max (3.78m Max x 3.35m Max)

A light-filled room featuring glazed sliding doors that open into the dining area, offering the flexibility of an open-plan layout.

Kitchen

9' 7" Max x 9' 1" Max (2.92m Max x 2.77m Max)

The kitchen is open to the dining room and offers a range of wall and base units with work surfaces incorporating a sink, drainer and five ring gas hob with extractor fan above. There is an integrated double oven and spaces for a washing machine, dryer and slimline dishwasher.

Dining Room

11' Max x 9' 11" Max (3.35m Max x 3.02m Max)

Open to the kitchen with ample space for a table and chairs and fully glazed French doors open to the garden.

Bedroom One

12' 11" Max x 9' 9" Max (3.94m Max x 2.97m Max)

A good size double bedroom positioned to the rear elevation with fitted wardrobes.

Bedroom Two

9' 9" Max x 8' 9" Max (2.97m Max x 2.67m Max)

A double bedroom positioned to the front elevation with space for free standing furniture.

Bedroom Three

9' 11" Max x 8' 11" Max (3.02m Max x 2.72m Max)

A double bedroom positioned to the rear elevation with fitted wardrobes.

Bathroom

The bathroom is fitted with a four piece suite comprising a bath, corner shower cubicle, wc and wash hand basin with storage below. The walls have splash proof paneling and the floor is tiled.

Outside

To the rear there is a low maintenance decked garden, a concrete shed and wooden shed. Additionally there is an outside tap.



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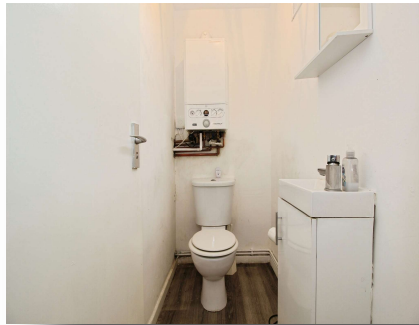
Woodbridge Lawn, Leeds

- GUIDE PRICE £150,000 - £160,000
- THREE DOUBLE BEDROOMS
- END TERRACE HOUSE
- FOUR PIECE BATHROOM
- DOWNSTAIRS WC

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

guide price

£150,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HEA109444 - 0006

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