



Woodhill Gardens, Leeds LS16 7DD

welcome to

Woodhill Gardens, Leeds

GUIDE PRICE £280,000 - £290,000 OFFERED WITH NO CHAIN An extended three bedroom family home in a popular residential area of Cookridge, close to local amenities, good schools and transport links - Benefiting from a driveway & garage. Attractive gardens to both front and rear.



Woodhill Gardens

A well cared for three bedroom semi-detached home in Cookridge which has been a well loved family home for many years and offers ready to move into accommodation which would now benefit from some modernisation, however offers the scope and potential to do so. This extended family home is in a great location close to good schools, good transport links including Horsforth Train station and also a range of local amenities in both Cookridge and Horsforth.

Internal viewing is highly recommended to appreciate the accommodation on offer which briefly comprises; Welcoming entrance hall, through lounge/diner and fitted kitchen to the ground floor. To the first floor are two double bedrooms and a further single bedroom and a generous family bathroom. To the outside are well maintained, attractive gardens to both front and rear. The property also benefits from a driveway and garage providing ample off street parking and storage.

Ground Floor

Entrance Hall

A welcoming entrance hall with composite door to the front, windows to front and side and stairs leading to the first floor

Lounge

11' 9" max x 21' 6" (3.58m max x 6.55m)

An extended through lounge/dining area is of generous size with the lounge space featuring an open grate fireplace, radiator and bow window to the front. There is an archway through to the;

Dining Area

9' x 7' (2.74m x 2.13m)

A good space which is currently used as a dining area with radiator and double glass doors opening out onto the rear garden.

Kitchen

19' 9" x 7' 11" (6.02m x 2.41m)

The fitted kitchen features a range of wall and base units in solid oak and complementary work surfaces over, sink and drainer unit with mixer tap and tiled splash backs. Double electric oven, gas hob with extractor, washing machine, dishwasher, fridge freezer, vinyl flooring, ceiling beams, radiator, pull out ironing board, door to the side and window to both side and rear overlooking the garden. There is also ample space for a table and chairs.

Second Floor

Landing

A good sized landing with stairs from the ground floor, window to the side and access to the boarded loft via a ladder

Bedroom One

10' 4" x 11' 11" max (3.15m x 3.63m max)

A good sized double bedroom with neutral decor, useful integrated wardrobes, radiator and window to the front

Bedroom Two

10' 4" x 9' 11" max (3.15m x 3.02m max)

A second double bedroom with integrated wardrobes, floorboards, radiator and window to the rear with a pleasant view over the garden

Bedroom Three

6' 6" x 7' 5" (1.98m x 2.26m)

A good sized bedroom with a fitted dressing table, radiator and window to the front

Bathroom

The extended family bathroom is a great size and comprises; Paneled bath, double shower cubicle, WC, pedestal wash basin, ceramic tiling, a range of useful built in storage housing the boiler, pull down airer, radiator and window to the rear.

Outside

To the front there is a garden laid to lawn with an array of well cared for plants and trees and an attractive stone wall.

There is a driveway running down the side of the property which leads to the single garage, providing ample off street parking and storage.

The rear garden is well cared for and is an attractive, private space with plenty of shrubbery, decked area, garden shed, fence borders and a pond.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly



view this property online williamhbrown.co.uk/Property/HFT106385



welcome to

Woodhill Gardens, Leeds

- Three Bedroom Semi-detached Home
- Well Maintained Gardens
- Offered with NO CHAIN
- Great Location
- Driveway & Garage

Tenure: Freehold EPC Rating: D

guide price

£280,000 - £290,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFT106385



Property Ref:
HFT106385 - 0009

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 258 3476



Horsforth@williamhbrown.co.uk



110-112 New Road Side, Horsforth, Leeds,
West Yorkshire, LS18 4QB



williamhbrown.co.uk