



Woodhill Road, Leeds LS16 7DA

welcome to

Woodhill Road, Leeds

Located in a popular residential area of Cookridge is this lovely two bedroom semi-detached bungalow offered with NO ONWARD CHAIN. Driveway & Garage providing off street parking, well stocked gardens. Elevated position with fabulous views.



Woodhill Road

Sitting on an elevated position with fabulous views is this delightful two-bedroom semi-detached bungalow. It offers excellent kerb appeal, highlighted by a large bay window and a well-kept front garden filled with vibrant plants and flowers. A paved driveway to the side provides convenient off-street parking and leads to a detached garage, offering ample storage space.

The property is offered with no onward chain and presents ready-to-move-into accommodation, ideal for a range of buyers. The layout briefly comprises: an entrance hallway, a spacious lounge, a fitted kitchen, a rear porch, two double bedrooms, and a bathroom. Additional features include a partly boarded loft, perfect for storage, and a well-maintained rear garden, ideal for outdoor enjoyment. Wood Hill Road is conveniently situated with easy access to the excellent amenities in both Cookridge and Horsforth. There are good transport links and the property is within walking distance of Horsforth Train Station (0.3miles)

Entrance Porch

Door to the front opening into the hallway with radiator & useful storage cupboard housing the Vaillant boiler (fitted in 2021 - extended guarantee until 2031)

Lounge

14' 9" + bay x 11' 11" max - recess (4.50m + bay x 3.63m max - recess)
A spacious lounge decorated in neutral tones, featuring an attractive fireplace with living flame gas fire, a radiator, and a charming bay window to the front that fills the room with natural light

Inner Hallway

With access to the loft - providing ample storage

Kitchen

8' 10" x 9' 6" (2.69m x 2.90m)
The fitted kitchen offers a range of wall and base units with complementary work surfaces, incorporating a sink and drainer unit. Appliances include a built in fridge and a slot in double oven, with additional space and plumbing for a washing machine. The room is well-lit by windows to both the rear and side, and also features a radiator for added comfort.

Rear Porch

7' 11" x 4' (2.41m x 1.22m)
A useful addition to the property with windows to three sides, internal door through to the kitchen

Bedroom One

13' 2" x 12' (4.01m x 3.66m)
A good sized double bedroom with radiator and window.

Bedroom Two

8' 8" max x 9' 5" (2.64m max x 2.87m)
A second good sized bedroom with radiator and window

Bathroom

Shower cubicle, wall mounted vanity unit, low flush wc, radiator and ceiling spot lights. The bathroom was refurbished in 2022

Outside

To the front there is a pleasant garden filled with vibrant plants and flowers. A paved driveway to the side provides convenient off-street parking and leads to a detached garage, offering ample storage space.

The beautifully maintained rear garden offers a peaceful and private outdoor retreat. A neatly mowed lawn forms the centre piece, highlighted by a charming birdbath. Stone steps lead to an elevated area featuring a wooden shed and a greenhouse, ideal for gardening enthusiasts. The tiered layout is supported by a stone retaining wall, with vibrant plants and flowers lining the garden's edges, while tall trees and dense shrubs in the background provide a lush, green backdrop and a sense of seclusion.



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welcome to

Woodhill Road, Leeds

- Charming two-bedroom semi-detached bungalow
- Offered with no onward chain
- Two Double Bedrooms
- Ready-to-move-into accommodation
- Driveway & Garage

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



£260,000

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:
HFT107106 - 0003

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