



**Woodhill Crescent, Leeds LS16 7BX**



**welcome to**

**Woodhill Crescent, Leeds**

This well-presented semi-detached home in Cookridge offers generous living space, a sleek kitchen/diner, bright conservatory, & three good-sized bedrooms. Outside, enjoy a large private garden & ample off-street parking. Ideally located near local amenities, schools, and Horsforth train station.



## Woodhill Crescent

This beautifully presented and spacious three-bedroom semi-detached home offers generous living accommodation, perfect for families or professionals alike.

The ground floor comprises a welcoming entrance hallway, a well-proportioned lounge, and a modern, stylish kitchen/diner that opens into a bright conservatory—ideal for both everyday living and entertaining. Upstairs, the property offers three well-sized bedrooms and a contemporary house bathroom.

Externally, the front garden is laid to lawn with a driveway running alongside the property, providing ample off-street parking. One of the standout features is the private and enclosed rear garden, bordered by mature trees. A raised paved patio offers a peaceful spot to relax, with steps leading down to a further lawned area and access to useful under-house storage.

Situated on Woodhill Crescent in the popular residential area of Cookridge, the home is ideally located close to well-regarded schools, local amenities, and excellent transport links—including Horsforth Train Station just 0.2 miles away.

## Ground Floor

### Entrance Hallway

door from the front opening into the hallway with stairs to the first floor and window to the side

### Lounge

16' 9" max x 12' 1" ( 5.11m max x 3.68m )

A generously sized lounge featuring neutral décor, a stylish wall-mounted electric fireplace, central heating radiator, and a front-facing window that fills the room with natural light.

## Kitchen/Diner

15' 2" x 17' 10" ( 4.62m x 5.44m )

At the heart of the home lies a sleek and contemporary kitchen, thoughtfully designed with a range of stylish wall and base units topped with complementary work surfaces. It features a built-in electric oven, gas hob with overhead extractor, and space for a freestanding fridge freezer.

A central island offers convenient breakfast bar seating, while the inset sink with mixer tap is paired with plumbing for both a washing machine and dishwasher. The space is beautifully finished with ceiling spotlights, attractive vinyl flooring, and two modern vertical radiators. A side door provides external access, and a handy understairs cupboard adds valuable storage.

There's ample room for a dining table and chairs, and sliding patio doors lead seamlessly into the conservatory, creating a bright and sociable space perfect for everyday living and entertaining.

## Conservatory

12' 10" x 9' 4" ( 3.91m x 2.84m )

A delightful addition to the home, this bright and airy conservatory features uPVC windows to three sides and a glazed roof, creating a light-filled space. Finished with soft carpeting and doors that open out onto the balcony, it's the perfect spot to relax and enjoy the outdoors from the comfort of inside.

## First Floor Landing

With stairs from the ground floor and window to the side

## Bedroom One

13' 9" x 9' 4" max ( 4.19m x 2.84m max )

A well-proportioned double bedroom, tastefully decorated in neutral tones, featuring useful built-in wardrobes for added storage, a central heating radiator, and a front-facing window that allows plenty of natural light to fill the space

## Bedroom Two

10' 1" x 7' 4" ( 3.07m x 2.24m )

A second double bedroom with useful integrated wardrobes, radiator and window to the rear with views over the garden.

## Bedroom Three

8' 11" max x 5' 8" ( 2.72m max x 1.73m )

A generously sized single bedroom, currently utilised as a home office, featuring an integrated wardrobe, central heating radiator, and a front-facing window that brings in plenty of natural light.

## Bathroom

The bathroom is fitted with a P-shaped bath with an overhead shower and glass screen, a low flush WC, and a sleek wash basin. Additional features include a heated towel rail, fully tiled walls for a clean and contemporary finish, and a rear-facing window providing natural light and ventilation.

## Outside

To the front of the property, you'll find a neatly maintained lawned garden with a charming wall border and mature shrubs adding a touch of greenery to the side. A long driveway runs alongside the property, offering ample off-street parking.

To the rear, accessible via the conservatory, is a raised paved patio area enclosed by decorative metal railings—an ideal spot to sit and unwind. Stone steps lead down to a second paved area, which also provides access to a useful under-house storage space.

Further steps take you down to a generous lawned garden, framed by mature trees and secure fence boundaries, creating a private and peaceful outdoor retreat.



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## Woodhill Crescent, Leeds

- Three Bedroom Semi-detached
- Driveway Providing Off Street Parking
- Generous, enclosed rear garden
- Stylish & modern kitchen/Diner
- Conservatory to the rear.

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

offers over  
**£350,000**



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:  
HFT106419 - 0002

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