



**Woodhouse Hill Road, Leeds LS10 2EG**

**welcome to**

## **Woodhouse Hill Road, Leeds**

A PERFECT TWO BEDROOM SEMI DETACHED accommodation, with a fabulous KITCHEN/DINER, SOUTH FACING REAR GARDEN, SHARED DRIVEWAY and a SINGLE GARAGE.

### **Entrance Porch**

Composite double glazed door to the front, double glazed windows and further door leading to the staircase.

### **Living Room**

14' 3" plus bay x 11' 6" into recess ( 4.34m plus bay x 3.51m into recess )  
uPVC double glazed bay window to the front, gas central heating radiator and door leading into the kitchen/diner.

### **Kitchen/Diner**

15' 11" x 14' MAX ( 4.85m x 4.27m MAX )  
A fabulous sized kitchen/diner, having a fitted kitchen with a range of base and wall units with complementary work surfaces over, incorporating sink and drainer with mixer tap, integrated oven, electric hob and fitted extractor fan, space for a washing machine and fridge freezer, gas central heating radiator, gas central heating boiler, two uPVC double glazed windows to the side and a uPVC double glazed window to the rear, making this a beautiful and bright space. Access to the side entrance door.

### **Side Entrance**

uPVC double glazed door to the side, understairs storage cupboard and access into the kitchen/diner.

### **First Floor Landing**

uPVC double glazed window to the side, loft access .  
Access to both bedrooms and the house bathroom.

### **Bedroom One**

12' 4" x 11' 7" MAX ( 3.76m x 3.53m MAX )  
uPVC double glazed window to the front, storage cupboard, gas central heating radiator.

### **Bedroom Two**

11' 4" x 8' 4" MAX ( 3.45m x 2.54m MAX )  
uPVC double glazed window to the rear, gas central heating radiator.

### **House Bathroom**

A modern three piece bathroom suite comprising of bath taps and shower over, low level flush WC, wash hand basin, gas central heating radiator, uPVC double glazed window to the side.

### **Exterior**

Shared driveway to the side, leading to a single garage, paved garden to the front and to the rear is a south facing lawned garden with fence boundaries.







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## Woodhouse Hill Road, Leeds

- Two bedroom semi detached accommodation
- Spacious kitchen/diner
- Two double bedrooms
- Modern house bathroom
- Driveway, garage and gardens

Tenure: Freehold EPC Rating: D

offers in the region of

**£170,000**



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](http://www.focalagent.com)

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