



Woodhall Croft, Stanningley Pudsey LS28 7TU

welcome to

Woodhall Croft, Stanningley Pudsey

William H Brown are pleased to present for sale this well-presented detached family home, which is situated in a HIGHLY DESIRABLE CUL-DE-SAC LOCATION. The property boasts NEW WINDOWS and NEW DOORS. Offered for sale with NO ONWARD CHAIN



Woodhall Croft

Detached property comprising of Entrance Hall, Lounge, Kitchen, Landing to first floor, Three Bedrooms, Bathroom, Gardens, Driveway and Garage.

Entrance Hall

Front entrance door leading to the hallway with wood flooring and central heating radiator.

Living Room

23' x 10' 9" (7.01m x 3.28m)

Spacious family room with French doors leading to the garden, gas fire and central heating radiator.

Kitchen

8' 6" x 8' (2.59m x 2.44m)

Modern fitted kitchen with wall hung, drawer and base units, worktop surfaces and tiled splashbacks, double glazed window to the side, external door leading to the rear of the property, gas hob, electric oven, integrated fridge freezer, plumbing for washer, wall mounted boiler and tiled flooring.

Landing

Landing to the first floor with double glazed window to the side.

Bedroom 1

11' x 11' 8" (3.35m x 3.56m)

Double bedroom with double glazed window to the front elevation and central heating radiator.

Bedroom 2

11' x 9' (3.35m x 2.74m)

Double bedroom with the benefit of built in wardrobes, double glazed window to the rear and central heating radiator.

Bedroom 3

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

Having double glazed window to the front of the property and central heating radiator.

Bathroom

5' 5" x 6' 9" (1.65m x 2.06m)

Modern bathroom with three piece suite comprising of bath, low flush WC, wash basin, radiator and tiled walls and tiled floors.

Outside Area

To the front is a lawned garden bordered by shrubs, there is a drive and garage, and to the rear is an enclosed fenced garden, perfect for enjoying the summer months.



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Woodhall Croft, Stanningley Pudsey

- THREE BEDROOM DETACHED
- NO VENDOR CHAIN
- NEW WINDOWS & DOORS
- DRIVE, GARDENS, GARAGE
-

Tenure: Freehold EPC Rating: D

fixed price

£300,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/PDY113552](https://www.williamhbrown.co.uk/Property/PDY113552)



Property Ref:
PDY113552 - 0004

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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.



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