

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

 $9' \times 7'$ (2.74m x 2.13m) Having double glazed window to the front of the property and central heating radiator.

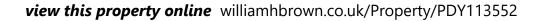
Bathroom



5' 5" x 6' 9" ($1.65m \times 2.06m$) 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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- THREE BEDROOM DETACHED
- NO VENDOR CHAIN
- NEW WINDOWS & DOORS
- DRIVE, GARDENS, GARAGE
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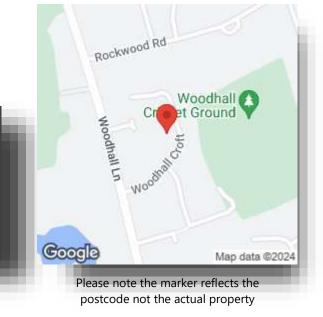
Tenure: Freehold EPC Rating: D

fixed price

£300,000



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The Property Ombudsman

Property Ref: PDY113552 - 0004 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.

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