



**Woodhall Park Crescent East, Stanningley Pudsey LS28 7HG**

**welcome to**

**Woodhall Park Crescent East, Stanningley Pudsey**

This impressive family residence boasts such niceties as high ceilings, cornices and ceiling rose, off street parking plus a garage with power, conservatory, spacious four bedrooms with plenty of storage, private flat rear garden



## **Woodhall Park Crescent East Entrance Hall**

14' 3" x 13' 5" ( 4.34m x 4.09m )

Porch to composite front entrance door leading to the spacious welcoming entrance hall, storage cupboard and under the stairs there is another large storage area. Dado rail to walls, cornice and ceiling rose, central heating radiator.

## **Downstairs Cloakroom**

6' x 4' 4" ( 1.83m x 1.32m )

WC to the ground floor entrance hall. Half tiled and having heated towel rail, frosted double glazed window.

## **Living Room**

16' x 13' 9" ( 4.88m x 4.19m )

This large family living room is light and airy creating a wonderful calm living space with high ceilings and ceiling coving with ornate patterned ceiling mouldings, carpet, gas fire and feature fireplace, large double glazed window to the front, double radiator.

## **Reception Room**

13' 8" x 11' 4" ( 4.17m x 3.45m )

Another large family room perfect for entertaining that leads to the conservatory.

## **Kitchen**

13' 4" x 8' 8" ( 4.06m x 2.64m )

Spacious kitchen with new flooring, wall hung, drawer and base units with complimentary worktop surfaces over, double sink and drainer, range oven with extractor fan, Integrated dishwasher, useful storage pantry, breakfast bar with room for bar chairs, radiator, spotlights to ceiling.

## **Utility Room**

8' 5" x 4' 1" ( 2.57m x 1.24m )

Good sized utility room with Worcester boiler, plumbing for washer

## **Conservatory**

15' 4" x 15' 3" ( 4.67m x 4.65m )

Double glazed surrounding windows, laminate flooring, vertical blinds, large ceiling blinds, two double radiators.

power.

## **Landing**

9' 3" x 3' 6" ( 2.82m x 1.07m )

Wide staircase rising to the first floor.

## **Loft Space**

Insulated Loft Space

## **Bedroom 1**

14' 9" x 14' ( 4.50m x 4.27m )

The master bedroom to the right of the landing has fitted wardrobes, carpet, double glazed leaded window to the side and two large leaded windows to the front. Useful storage cupboard.

## **Bedroom 2**

10' 7" x 9' 6" ( 3.23m x 2.90m )

The spacious second bedroom also has fitted wardrobes, carpet,

## **Bedroom 3**

14' x 10' ( 4.27m x 3.05m )

Fitted wardrobes to the third good sized double bedroom, laminate flooring, radiator.

## **Bedroom 4**

9' 1" x 7' ( 2.77m x 2.13m )

Useful fitted wardrobes, double glazed leaded window overlooking the rear garden.

## **Bathroom**

9' 2" x 5' 3" ( 2.79m x 1.60m )

With sensor lighting, corner bath, tiled walls and floor, vanity sink, vanity mirror, two leaded windows with trickle vents.

## **External**

Large flat lawned garden bordered by mature shrubs, trees and flowers, low wall separating the lawned area from the patio area. Perfect for enjoying the summer months and children's play.

Large drive for three cars to the front, garage with



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welcome to

## Woodhall Park Crescent East, Stanningley Pudsey

- Four Bedroom Spacious Detached
- Sought After Location on the Woodhall Parks
- Conservatory To Rear
- Multi Car Drive + Garage with Power
- Two Reception Rooms + Kitchen + Utility

Tenure: Freehold EPC Rating: C

offers over

**£550,000**



Please note the marker reflects the  
postcode not the actual property

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