



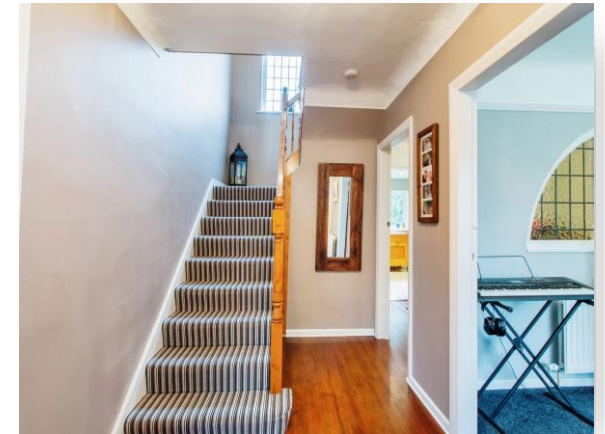
Woodhall Park Crescent East, Stanningley Pudsey LS28 7HG

welcome to

Woodhall Park Crescent East, Stanningley Pudsey

An opportunity has arisen to purchase this spacious well presented three bedroom semi detached home blending quality and character. With integrated garage and opportunity to extend to the rear to the enormous garden with the relevant planning consent.

The perfect home for families and couples.



Woodhall Park Crescent East

An amazing opportunity TO EXTEND this commanding THREE BEDROOM semi detached property in the well regarded area of Woodhall Park. Oozing kerb appeal and having two reception rooms, plus a large kitchen diner, downstairs WC as well as house bathroom and separate WC to the first floor. A large multi car drive to the front of the property and an integrated garage. Extensive private garden to the rear mainly laid to lawn and bordered with shrubs and having a greenhouse.

Proudly standing in a generous sized plot, this property is perfectly placed for the commute with easy access to the motorway, bus and rail links.

Entrance Hall

Front entrance door leading to the welcoming hallway with solid wood flooring.

Downstairs Cloakroom

With low flush WC and wash hand basin.

Reception Room

12' 10" x 11' 7" (3.91m x 3.53m)

Double glazed bay windows to the front, carpet, fireplace and central heating radiator.

Lounge

19' 3" x 11' 8" (5.87m x 3.56m)

Creating a wonderful calm living space, this beautiful room boasts original features and is a very spacious family living room with double glazed bay windows to the front elevation, carpet, fireplace and central heating radiator. The family room is meant for gathering, relaxing and enjoying each others company. The room also has double doors leading to the rear garden.

Kitchen Diner

19' 3" x 17' 5" (5.87m x 5.31m)

The well designed kitchen diner has stylish fitted furniture with wall hung, drawer and base units, sink with drainer, plumbing for washer, oven, hob and extractor fan, central heating radiator, room for

table and chairs, two double glazed windows and side door to the garden.

Garage

19' 3" x 9' 10" (5.87m x 3.00m)

Integrated garage

Landing

Staircase rising to the first floor.

Bedroom One

17' 5" x 11' (5.31m x 3.35m)

The master bedroom is a very large double bedroom flooded with light from the double aspect double glazed windows to the front and rear elevations, carpet and two central heating radiators.

Bedroom Two

13' x 9' 4" (3.96m x 2.84m)

With large double glazed bay windows to the front elevation, carpet and radiator.

Bedroom Three

11' 2" x 12' 7" (3.40m x 3.84m)

With double glazed windows to the front elevation, carpet and central heating radiator.

Bathroom

7' 5" x 5' 7" (2.26m x 1.70m)

Finished to the same high standard as the rest of the house with bath, wash hand basin, corner shower, laminate flooring, frosted double glazed window.

Wc

Low flush WC

Outside Area

Externally the large mature gardens have plenty of character that adds to the feeling of privacy. With decking to enjoy outdoor living and paved area and also laid to lawn.

A useful greenhouse to accommodate the gardener is in the rear garden.

Off street parking to the large driveway.



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welcome to

Woodhall Park Crescent East, Stanningley Pudsey

- Attractive three bedroom semi detached house
- Large driveway for off street parking
- Double Aspect Master Bedroom
- Generous plot, beautiful landscaped garden
- Large Open-Plan Kitchen Diner

Tenure: Freehold EPC Rating: D

offers in the region of

£475,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/PDY114676](https://www.williamhbrown.co.uk/Property/PDY114676)



Property Ref:
PDY114676 - 0004

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