



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



**welcome to**

**Woodhall Park Crescent East, Stanningley Pudsey**

Offered for sale is this superb three bedroom semi detached residence which boasts well proportioned living accommodation and is set within a popular and convenient location, close to local amenities and transport links.

With an integrated garage and plenty of scope to extend to the rear.



## Property Information

A superb presented three bedroom semi detached residence on the sought after Woodhall Park area with potential to extend.

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. Outside you'll find a large multi-car drive to the front of the property and an integrated garage. As well as an 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 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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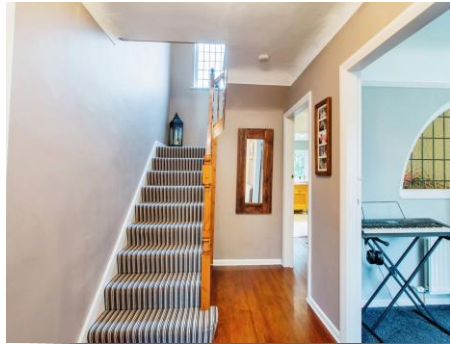
## Woodhall Park Crescent East, Stanningley Pudsey

- Large Open-Plan Kitchen Diner
- Double Aspect Master Bedroom
- Offering a ready to move into home
- Generous plot with a spectacular garden
- Multi car driveway for off street parking

Tenure: Freehold EPC Rating: D

offers in the region of

**£475,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PDY114676 - 0005

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william h brown



**0113 257 2014**



[Pudsey@williamhbrown.co.uk](mailto:Pudsey@williamhbrown.co.uk)



4-6 Church Lane, PUDSEY, West Yorkshire,  
LS28 7BD



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**