



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

**welcome to**

**Woodhall Park Crescent East, Stanningley Pudsey**

A stunning FOUR BEDROOM and THREE BATHROOM family home located in this enviable location. BEAUTIFULLY PRESENTED with LUXURY EXTENDED KITCHEN, plus SUBSTANTIAL and versatile living accommodation, plus gardens and GARAGE. A must see!



## Property Information

This stunning FOUR BEDROOM AND THREE BATHROOM family home is located in this enviable location, extremely well presented and spacious with quality fixtures and fittings. Luxury well designed extended kitchen with useful breakfast island and dining area, useful utility room with storage, downstairs cloakroom, two spacious reception rooms with the lounge being a good sized family room, the playroom has a log burner and French doors leading to the garden With off road parking to the driveway and garage, this home really is a MUST SEE.

## Entrance Hall

Front entrance door leading to the welcoming entrance hall. The staircase sweeps to the first floor and has a beautiful picture window allowing natural light to flood in.

## Downstairs Wc

Situated off of the entrance hall the downstairs cloakroom offers a wc and wash hand basin.

## Living Room

16' 10" x 12' ( 5.13m x 3.66m )

Bay window to the front, carpet, feature fireplace with log burner, shelving.

## Kitchen Dining Room

29' 8" x 13' 1" ( 9.04m x 3.99m )

The impressive kitchen is the heart of the home and offers modern floors. The kitchen comprises on a sink with drainer, granite topped island/breakfast bar and integrated appliances and wine rack. Ample storage from the wall, base and drawer units and having complimentary worktop surfaces over and under unit lighting, vertical radiator, Flooded with light from the large velux windows, spot lights and drop lighting.

The inviting dining area which is accessed through the kitchen extension has ample room for table and chairs.,

## Utility Room

14' 6" x 7' 4" ( 4.42m x 2.24m )

Plumbing for washer dryer and access to the downstairs WC.

## Conservatory

The conservatory offers surround double glazed windows. A tranquil spot for relaxing.

## Landing

Staircase rising to the first floor. Large stain glass window to the rear, carpet.

## Bedroom One To Second Floor

22' x 21' 8" ( 6.71m x 6.60m )

A fantastic sized room with good head height, velux windows, laminate flooring, spot lights to ceiling.

## En-Suite

10' 2" x 7' ( 3.10m x 2.13m )

With bath, wash hand basin, low flush WC and heated towel rail.

## Bedroom Two

22' x 21' 8" ( 6.71m x 6.60m )

Carpet, two double glazed windows, archway that drops down to the dressing room with fitted wardrobes and spotlights.

## En-Suite

10' 2" x 7' ( 3.10m x 2.13m )

Wash hand basin, low flush WC, shower, tiled floor and walls.

## Dressing Room

10' 8" x 8' 6" ( 3.25m x 2.59m )

## Bedroom Three

12' x 10' 2" ( 3.66m x 3.10m )

Good sized double with carpet, fitted wardrobes, double glazed windows to the front elevation.

## Bedroom Four

11' 4" x 10' 2" ( 3.45m x 3.10m )

Another double bedroom with fitted wardrobes, carpet, and double glazed window to the rear elevation.

## Bathroom

8' 8" x 7' 10" ( 2.64m x 2.39m )

Freestanding bath, double shower, low flush WC, wash hand basin, frosted glazed window to the rear elevation, tiled floor and walls, spotlights to the ceiling.

## External

The desirable property benefits from the private enclosed garden to the rear has paving leading to the lawned area, being bordered by greenery and having a useful shed. Off street parking for 2 cars.

## Garage

18' x 8' 6" ( 5.49m x 2.59m )

Driveway to the single garage.



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welcome to

## Woodhall Park Crescent East, Stanningley Pudsey

- FOUR BEDROOM AND THREE BATHROOMS
- POPULAR FAMILY LOCATION
- GARAGE & DRIVEWAY
- DOWNSTAIRS W/C
- EXTENDED DINING KITCHEN

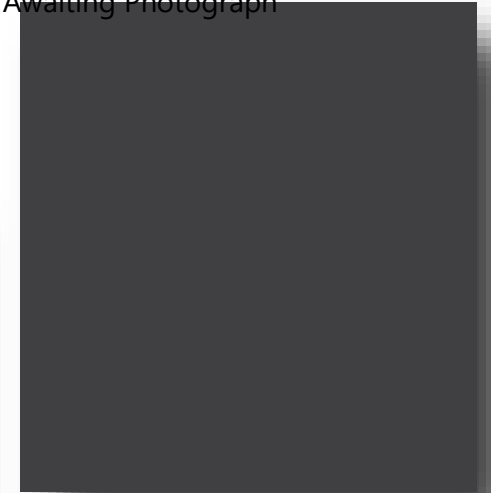
Tenure: Freehold EPC Rating: D

offers over

**£515,000**



Awaiting Photograph



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PDY115083 - 0005

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