

Wolley Court, Leeds LS12 5QW

welcome to

Wolley Court, Leeds

Offered for sale with NO ONWARD CHAIN, is this modern residence, which boasts SPACIOUS accommodation that includes generous CONSERVATORY, plus GARDENS TO THREE SIDES, plus ADDITIONAL LAND. A must see!



Property Information

Situated on Wolley Court, this delightful property offers modern living with a touch of charm. Boasting three well-proportioned bedrooms, the home is designed for comfort and versatility. A spacious conservatory extends the living space, overlooking a beautifully maintained wraparound garden—perfect for relaxing or entertaining. The heart of the home is a sleek, modern kitchen with stylish finishes, while the contemporary bathroom provides a serene retreat. With its blend of indoor elegance and outdoor appeal, this property is ideal for families or anyone seeking a stylish and spacious home in a desirable location.

Entrance Porch

An entrance porch with outdoor access to a storage cupboard, a double glazed window to the side, and entry from the front of the house.

Entrance Hall

The entrance hall features laminate flooring, with carpeted stairs leading to the first floor, complemented by elegant wooden carved balustrades.

Kitchen

10' max x 8' 1" max (3.05m max x 2.46m max)
The kitchen is fitted with a double glazed window to the side, a sink and drainer unit, and an integrated double oven with hob and extractor fan. A convenient breakfast bar adds to the space, which also features laminate flooring and tiled walls for a practical and stylish finish.

Living Room

16' max x 11' 1" max (4.88m max x 3.38m max)
The living room offers direct access to the conservatory and features a double glazed window to the rear, allowing plenty of natural light. It boasts stylish laminate flooring, an electric fire, and a radiator—creating a cosy and comfortable setting year-round.

Conservatory

15' max x 12' 1" max (4.57m max x 3.68m max)

The conservatory is surrounded by double glazed windows, allowing for ample natural light and a clear view of the garden. It features laminate flooring and double doors that open directly onto the rear garden, seamlessly blending indoor and outdoor living.

Landing

The landing is laid with soft carpet and features charming wooden carved balustrades, continuing the home's elegant design aesthetic.

Bedroom One

10' max x 9' max (3.05m max x 2.74m max)
Bedroom One features a double glazed window overlooking the rear of the property, ensuring a quiet and private outlook. The space is enhanced by laminate flooring and a radiator, offering both style and year-round comfort.

Bedroom Two

17' max x 11' max (5.18m max x 3.35m max)
Bedroom Two enjoys a double glazed window to the front, offering natural light and a pleasant outlook. The room is fitted with carpet and includes a radiator, providing warmth and comfort.

Bedroom Three

9' max x 6' max (2.74m max x 1.83m max)
Bedroom Three features a double glazed window to the side, filling the space with natural light. It is fitted with laminate flooring and a radiator for year-round comfort and is currently being used as a dressing room, offering versatile living potential.

Bathroom

The bathroom includes a frosted double glazed window to the front, providing privacy while allowing natural light. It comprises a WC, wash basin, and a bath with shower over. The space is finished with tiled walls and flooring, blending practicality with a clean, modern look.

Garden

The property boasts a beautifully maintained wraparound garden, offering a mix of lawned, slated, and tiered gravelled areas that create a visually dynamic outdoor space. Mature trees, shrubs, and lush greenery add natural charm and privacy. Additional features include shed storage and a secure, fenced-off gated seating area—perfect for relaxing or entertaining outdoors. Beyond the fenced boundary, the aerial view reveals additional land that is also owned as part of the property.



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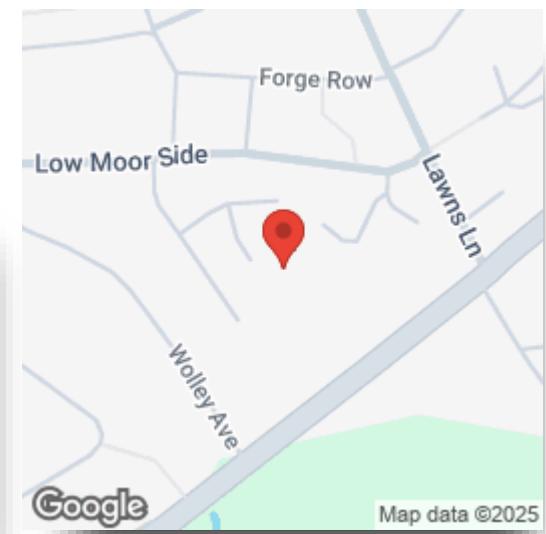
- VACANT POSSESSION NO CHAIN
- Fabulous Wrap around garden
- Modern Fitted kitchen
- Modern bathroom
- Conservatory

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£230,000



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