



**Woodnook Terrace, Stanningley PUDSEY LS28 6BE**



**welcome to**  
**Woodnook Terrace, Stanningley PUDSEY**

A lovely end terraced residence, offering charm and character and boasting GARDENS TO FRONT AND REAR. Situated within a popular location with excellent access to links and amenities, this is a must see!



## Property Information

Situated on Wood Nook Terrace, this charming end-terrace property offers a fantastic blend of character and modern convenience. Boasting three well-proportioned bedrooms, a stylish and contemporary bathroom, and new external doors and windows installed in 2021, the home is ready to move straight into. The property features both front and rear gardens, ideal for relaxing or entertaining, while the fully boarded and insulated loft space and cellar provide excellent storage or potential for further development. With its spacious layout and desirable location, viewing is highly advised to fully appreciate all this home has to offer.

## Lounge

14' 7" max x 14' max ( 4.45m max x 4.27m max )

The lounge features a carpeted floor, a double-glazed window to the front, and a radiator, offering a cosy living space.

## Kitchen

14' max x 6' 5" max ( 4.27m max x 1.96m max )

The kitchen is well-equipped with wall and base units, a gas hob and oven with extractor fan, stainless steel sink and drainer, and a handy breakfast bar. It also features a double-glazed window to the rear, partially tiled walls, radiator, boiler, and rear door access, plus convenient access to the cellar.

## Bedroom One

12' max x 7' 6" max ( 3.66m max x 2.29m max )

Bedroom One benefits from a double-glazed window to the front, carpeted flooring, a radiator, and a fitted wardrobe, offering comfort and practicality.

## Bedroom Two

11' 8" max x 6' 1" max ( 3.56m max x 1.85m max )

Bedroom Two includes a double-glazed window to the front, carpeted flooring, and a radiator, creating a warm and comfortable space.

## Bedroom Three

9' 1" max x 6' 5" max ( 2.77m max x 1.96m max )

Bedroom Three offers laminate flooring, a radiator, and a double-glazed window to the rear, making it a bright and practical space.

## Bathroom

9' 5" max x 4' 6" max ( 2.87m max x 1.37m max )

The bathroom is modern and fully tiled, featuring a shower, WC, wash basin, heated towel rail, and built-in shelving. A frosted double-glazed window to the rear provides privacy while allowing natural light.

## Loft Space

The loft space is fully boarded and insulated, offering excellent potential for storage or further use.

## Front Garden

The front garden features a short, well-maintained hedge and a patio area, offering a neat and welcoming outdoor space.

## Rear Garden

The rear garden features a concrete slab area with walled borders, offering a low-maintenance and private outdoor space.

## Parking

Parking is available on-street.



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## **Woodnook Terrace, Stanningley PUDSEY**

- Front and rear gardens
- 3 bedrooms
- Modern bathroom
- Fully boarded and insulated loft
- Cellar

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£190,000**



Please note the marker reflects the postcode not the actual property

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