



**4 Woodhall Croft, Stanningley, Pudsey, LS28 7TU**  
**£385,000**

A splendid FOUR BEDROOM detached family home in a highly sought after location, with transport links to Leeds and Bradford.





Offered with NO ONWARD CHAIN and ideally positioned in a pleasant spot on this exclusive cul-de-sac is this well maintained four bedroom detached home. The property offers an opportunity to create a fantastic family home with well proportioned and spacious room sizes along with ample off road parking and gardens.

COUNCIL TAX BAND - E

EPC RATING - D

## GROUND FLOOR

### ENTRANCE HALLWAY

Spacious entrance hallway accessed via a uPVC door. Double glazed window, central heating radiator and under stairs storage cupboard.

### LOUNGE/DINING ROOM

A light, dual aspect main reception space with a double glazed window to the front elevation and sliding door opening to the rear patio. Gas fire with decorative surround and a central heating radiator.

### DINING KITCHEN

Another open space with a defined dining area benefitting from a pleasant view to the garden from the double glazed window and a central heating radiator. The dining area is open to the kitchen which has a range of fitted wall and base units to four sides with contrasting Quartz work surfaces over incorporating dual bowl sinks and mixer tap. Integrated NEF oven and induction hob with extractor fan over. Integrated fridge freezer, double glazed window, luxury vinyl flooring and door to the side elevation.

## FIRST FLOOR

### LANDING

Landing area with loft access and useful storage cupboard.

### BEDROOM

To the front elevation a spacious double bedroom with fitted wardrobes, central heating radiator and double glazed window.

### BEDROOM

Double bedroom to the rear elevation, again with fitted wardrobes, central heating radiator and double glazed window.

### BEDROOM

A third double bedroom with a central heating radiator and double glazed window to the side elevation.

### BEDROOM

A fourth bedroom, currently utilised as an office space with a central heating radiator and double glazed window.

### BATHROOM

A vast bathroom, with a fitted suite comprising of a corner bath, low flush W.c, hand wash basin and shower housed within a glass screened cubicle. There are two double glazed windows and two central heating radiators.

### EXTERNAL

To the front of the property there is a block paved driveway leading to a garage which benefits from power and light. There is a lawn with an array of mature plants, trees and shrubs. To the rear, an enclosed, south facing garden with a block paved patio and lawn.

