

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



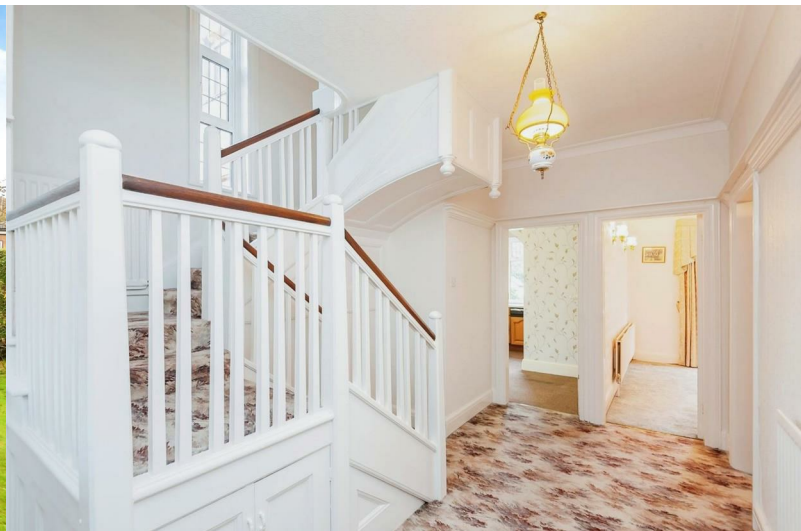
## Woodhall Lane

Stanningley, Pudsey, LS28 7TT

Offers In Excess Of £525,000



Council Tax: F



# 38 Woodhall Lane

Stanningley, Pudsey, LS28 7TT

Offers In Excess Of £525,000



- MAJESTIC DETACHED HOUSE
- WELL REGARDED LOCATION
- FOUR GENEROUS SIZED BEDROOMS
- TWO LARGE RECEPTION ROOM
- KITCHEN COMBINED DINING ROOM
- DOWNSTAIRS W.C + FAMILY BATHROOM
- LARGE REAR GARDEN and LONG DRIVE
- TANDEM LENGTH GARAGE
- NO CHAIN INVOLVED

This Majestic family sized DETACHED HOUSE built Circa 1930 to individual specification is in a large garden plot and is offered for sale with the vacant possession and potential to update, extend, subject to planning approval and add value.

This property type is rare to the market and is a wonderful opportunity to acquire a special family home.

The generous sized living accommodation, features GAS CH and mostly double-glazed windows, comprising, Large ENTRANCE HALL with a grand staircase rising to the first floor. TWO LARGE RECEPTION ROOMS both have rounded bay windows and a generous sized KITCHEN/DINING ROOM with built in cupboards, a fireplace and ample storage units/worktops with sink and integrated oven/hob appliances, plus space for a washer and dishwasher. A door leads to the side entrance lobby with access to the DOWNSTAIRS W.C.

Upstairs on the first floor is spacious and light landing with doors leading to the bedrooms and bathroom. BEDROOM ONE has a front bay window, BEDROOM TWO has fitted wardrobes and drawers, BEDROOM THREE and BEDROOM FOUR are both generous sized rooms The HOUSE BATHROOM has a combined Corner Bath with separate shower cubicle, matching pedestal sink and bidet, Separate toilet

To the outside, the front garden is mostly lawned with borders, a long concrete drive leads to the tandem length brick GARAGE which has a remote door and internal power supply. The large rear garden is grassed with mature shrub and flower borders and there is a Greenhouse and Summerhouse behind the garage.

The location is highly regarded and is also convenient for the commuting links to both Leeds and Bradford via the ring road and Pudsey railway station. Calverley and Woodhall hills golf clubs are both within half a mile of the address and there are well regarded schools in the immediate area too.

## ENTRANCE HALL

## LIVING ROOM

17'7" x 12'9" (5.38 x 3.91)

## SITTING ROOM

14'9" x 11'11" (4.52 x 3.65)

## KITCHEN/DINING ROOM

14'9" x 14'4" (4.52 x 4.37)

## BEDROOM ONE

18'1" x 12'0" (5.53 x 3.67)

## BEDROOM TWO

14'6" x 10'4" (4.44 x 3.15)

## BEDROOM THREE

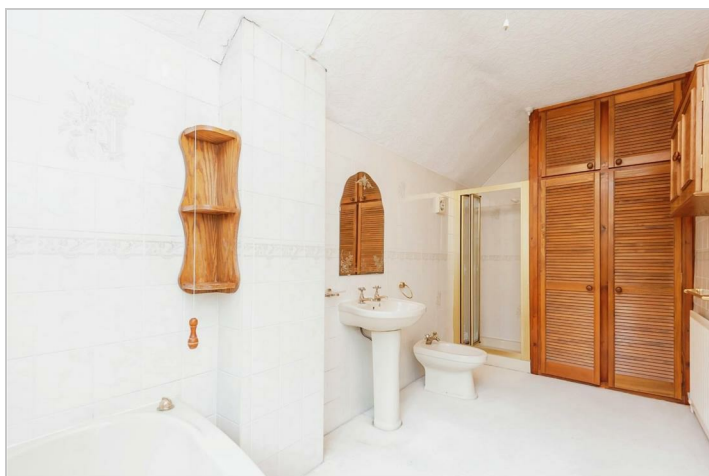
11'1" x 9'4" (3.39 x 2.86)

## BEDROOM FOUR

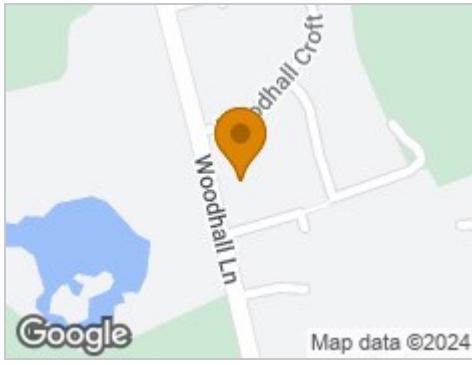
11'5" x 8'3" (3.50 x 2.54)

## HOUSE BATHROOM

## SEPARATE W.C



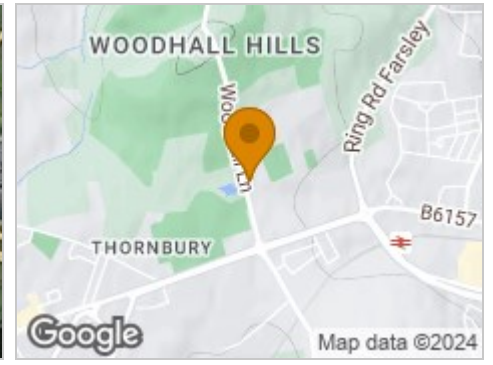
## Road Map



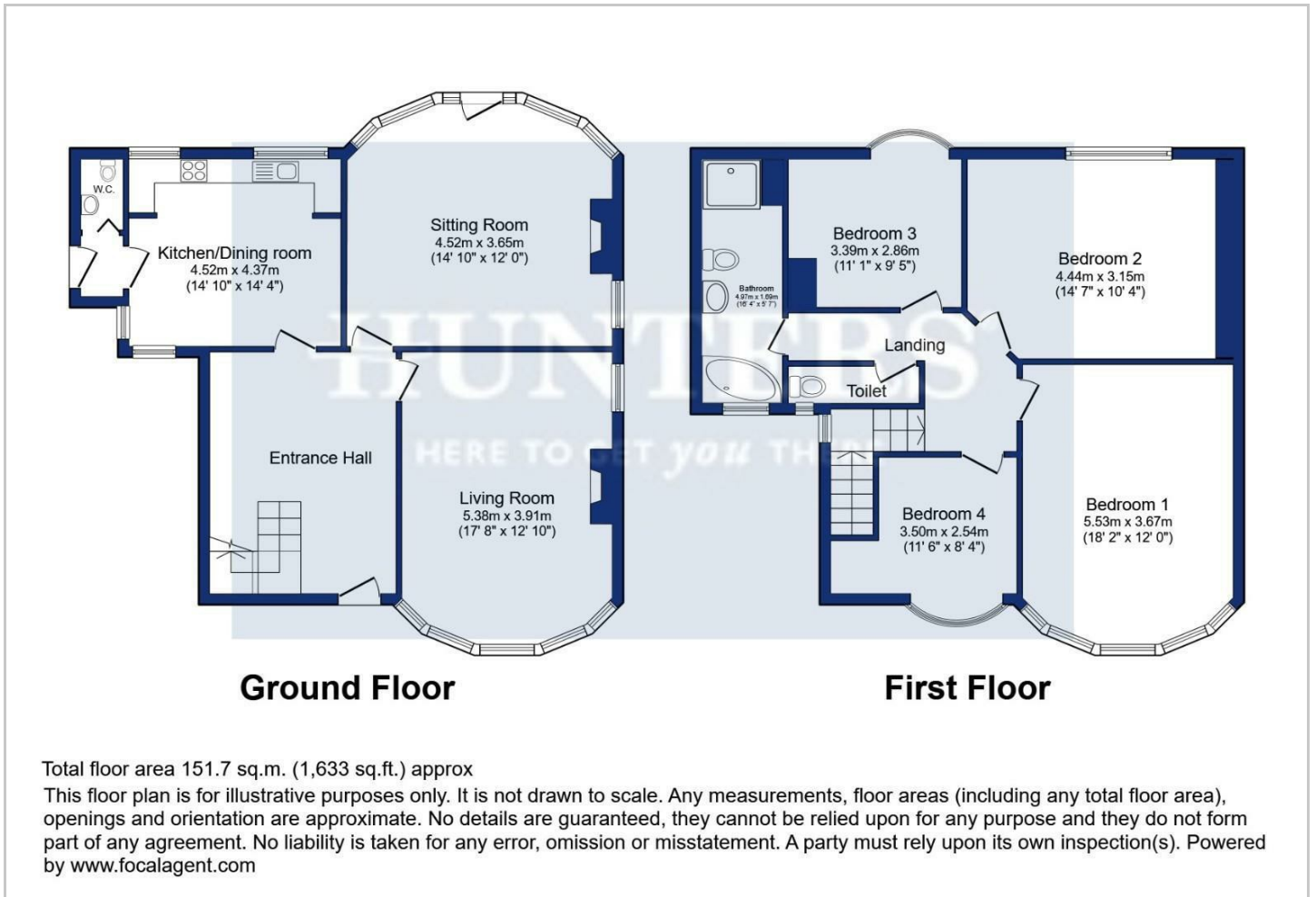
## Hybrid Map



## Terrain Map



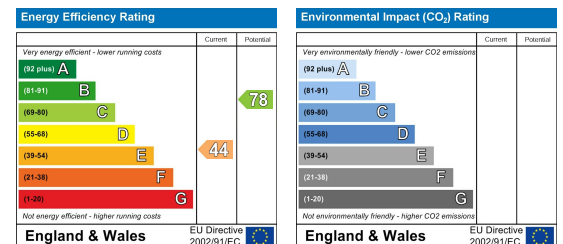
## Floor Plan



## Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.