



Woodhall Park Crescent East, Pudsey, , LS28 7HG

£510,000

**HUNTERS**<sup>®</sup>  
EXCLUSIVE



# Woodhall Park Crescent East, Pudsey, , LS28 7HG

**£510,000**

- Detached property in desirable location
  - Good condition with high ceilings
  - Three spacious double bedrooms
- Large bathroom with free-standing bath
- Well-designed kitchen with bespoke units
  - Three reception rooms for entertaining
  - Twin garages and gated parking
- Large sunny garden with beautiful views
- Front porch with stained glass window
- Quiet area with strong transport links





This elegant and individually designed detached property offers spacious living, with **THREE DOUBLE BEDROOMS** and **THREE RECEPTION ROOMS**, a well-designed bespoke kitchen, stunning stained glass features, and a large sunny garden, making it the perfect home for families and couples.

Upon entering the property, you will be greeted by a front PORCH with a beautiful stained glass window and a solid oak door leading into the entrance hall. The entrance hall features magnificent oak paneled walls, adding a touch of elegance to the space.

The property is in good condition and boasts high ceilings, creating a sense of spaciousness throughout. The three **DOUBLE** bedrooms are all generously sized and offer various features such as natural light, two overlooking the rear garden, and the main bedroom has a stunning stained glass window. Bedroom three also provides loft access with a ladder and a boarded loft space, which is carpeted with light, offering additional storage space.

The large bathroom features a free-standing bath and the benefit of a large walk in shower and is tastefully decorated with tiled floors and walls. The property also offers a well-designed kitchen with built-in pantry, bespoke units and drawers, built in a cottage style design, with quarry tiled floor.

With **THREE LARGE** reception rooms, this property provides plenty of space for entertaining and relaxation. Reception room one offers a stove style gas fire and a large bay window with great views of the garden. Reception room two boasts a large bay window, views of the garden, an inset electric fire, and a stained glass window. Reception room three offers a garden view and provides access to the garden, as well as doors leading to a utility room and a guest WC.

Externally, the property features **TWIN** garages, offering plenty of storage options, a large and private south facing garden, and an elegant electric gated drive/parking area, providing ample space for vehicles.

Don't miss the opportunity to make this individually designed property your home. Contact us today to arrange a viewing.



KITCHEN  
9'4" X 8'9"

LIVING ROOM 1  
14'9" x 12'1"

LIVING ROOM 2  
14'6" x 9'10"

DINING ROOM  
17'2" x 9'6"

UTILITY ROOM  
5'9" x 5'3"

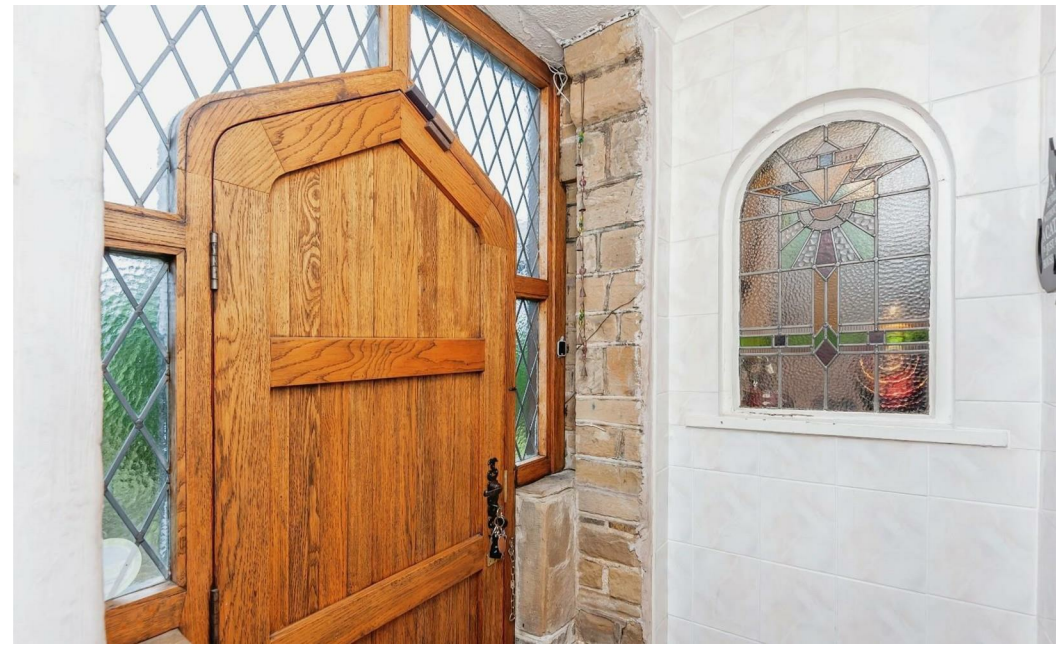
WC

HALLWAY

GARAGE 1  
15'11" x 9'5"

GARAGE 2

BEDROOM ONE  
15'11" x 12'8"



BEDROOM TWO  
14'10" x 12'7"

BEDROOM THREE  
10'8" x 10'7"

BATHROOM  
9'9" x 8'6"

LANDING

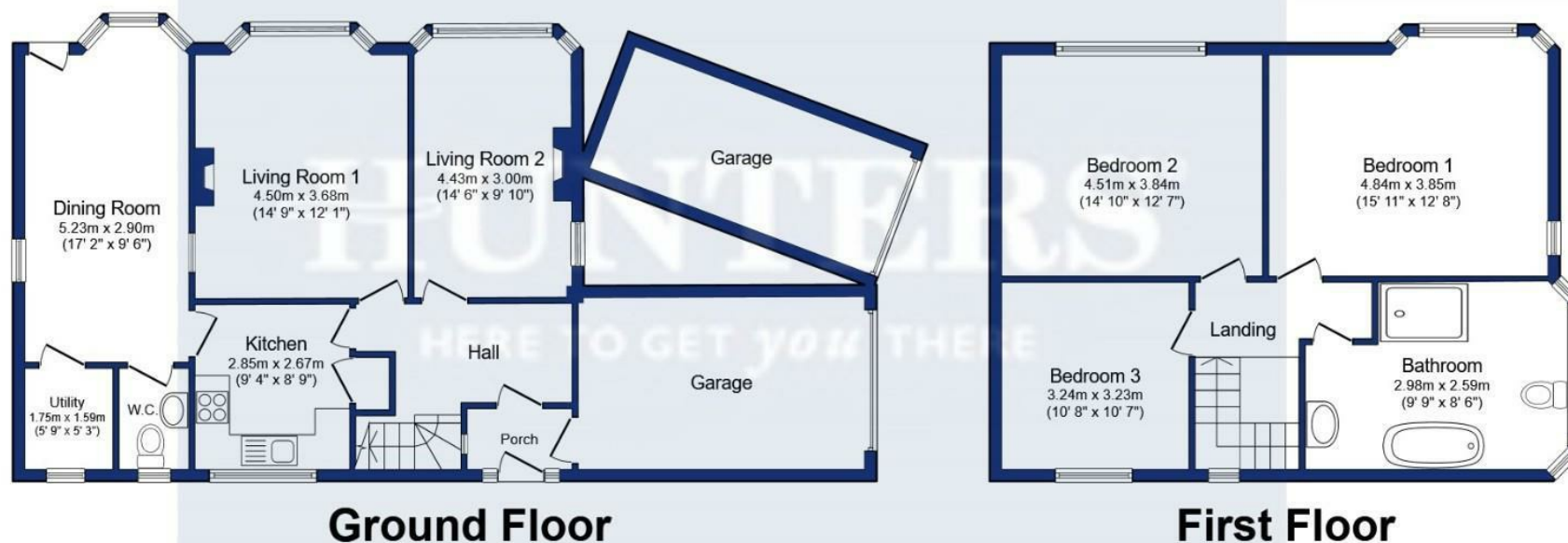


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		55	75
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**DISCLAIMER**

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.

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Total floor area 165.4 sq.m. (1,780 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### **Viewing Arrangements**

Strictly by prior appointment only through the agent Hunters  
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