

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Rockwood Crescent

Woodhall, LS28 5AD

£425,000



Council Tax:



# 43 Rockwood Crescent

Woodhall, LS28 5AD

£425,000



- Spacious detached property in a peaceful location
- Integral garage and block paved front parking
- UPVC double glazing and gas central heating
- Open-plan reception room from modern kitchen
- Large separate living room with fireplace
- Doors to conservatory from reception room
- Three bedrooms, two with views of golf course
- Bathroom with white suite and heated towel rail
- Desirable location with excellent transport links

This well kept detached property in a peaceful and popular location with a rear conservatory extension, integral garage, and great commuting links is perfect for families and couples looking for a comfortable and convenient home.

Welcome to this spacious DETACHED property in a much sought after location, ideal for families and couples alike. This home is well maintained by the present owners and in great condition. A delightful rear conservatory extension that adds extra living space and opens up to the large private garden.

As you approach the property, you will notice the block-paved front parking area and the integral garage, providing ample parking and storage options. The UPVC double glazing throughout ensures warmth and energy efficiency, while the gas central heating keeps the property cozy all year round.

Inside, you will find a front porch, with quarry tiled floor, leading into the entrance hall, which has an under-stairs storage cupboard. The front LIVING ROOM features a fireplace and doors leading to the rear conservatory, where you can relax and enjoy the privacy of the surroundings. The sliding conservatory doors open to a large and quiet garden space with lovely potential. The open-plan reception room, linked to the modern kitchen, serves as a combined dining and sitting area, perfect for entertaining guests. The KITCHEN has ample storage units, plus hob and oven/dishwasher and fridge freezer. The rear porch has space for the washer and a door to the rear garden.

The property boasts THREE bedrooms, each offering unique features. The first bedroom is a spacious double with built-in wardrobes and stunning views of the nearby golf course. The second bedroom is also a double with captivating golf course views. The third bedroom is a comfortable single, providing ample space for relaxation.

The BATHROOM is beautifully designed with a white suite, heated towel rail, and an electric shower. The tiled walls and floor add a touch of luxury, while the floating sink adds a modern touch.

This property is located in a desirable area, with excellent commuting links, green spaces, nearby schools, and cycling routes. Don't miss this opportunity to make this lovely home your own. Contact us today for more information!

Tel: 0113 257 6198

PORCH

ENTRANCE HALL

LIVING ROOM

20'4" x 11'1" (6.22m x 3.38m)

KITCHEN/DINING/SITTING

17'10" x 16'11" (5.46m x 5.16m)

CONSERVATORY

9'10" x 9'6" (3.02m x 2.92m)

UTILITY ROOM

8'2" x 6'0" (2.50m x 1.85m)

BEDROOM ONE

11'10" x 10'11" (3.61m x 3.34m)

BEDROOM TWO

15'6" x 9'0" (4.74m x 2.75m)

BEDROOM THREE

11'1" x 7'6" (3.40m x 2.31m)

BATHROOM

7'9" x 7'6" (2.37m x 2.30m)

ATTACHED GARAGE

14'0" x 10'0" (4.27 x 3.06)



## Road Map



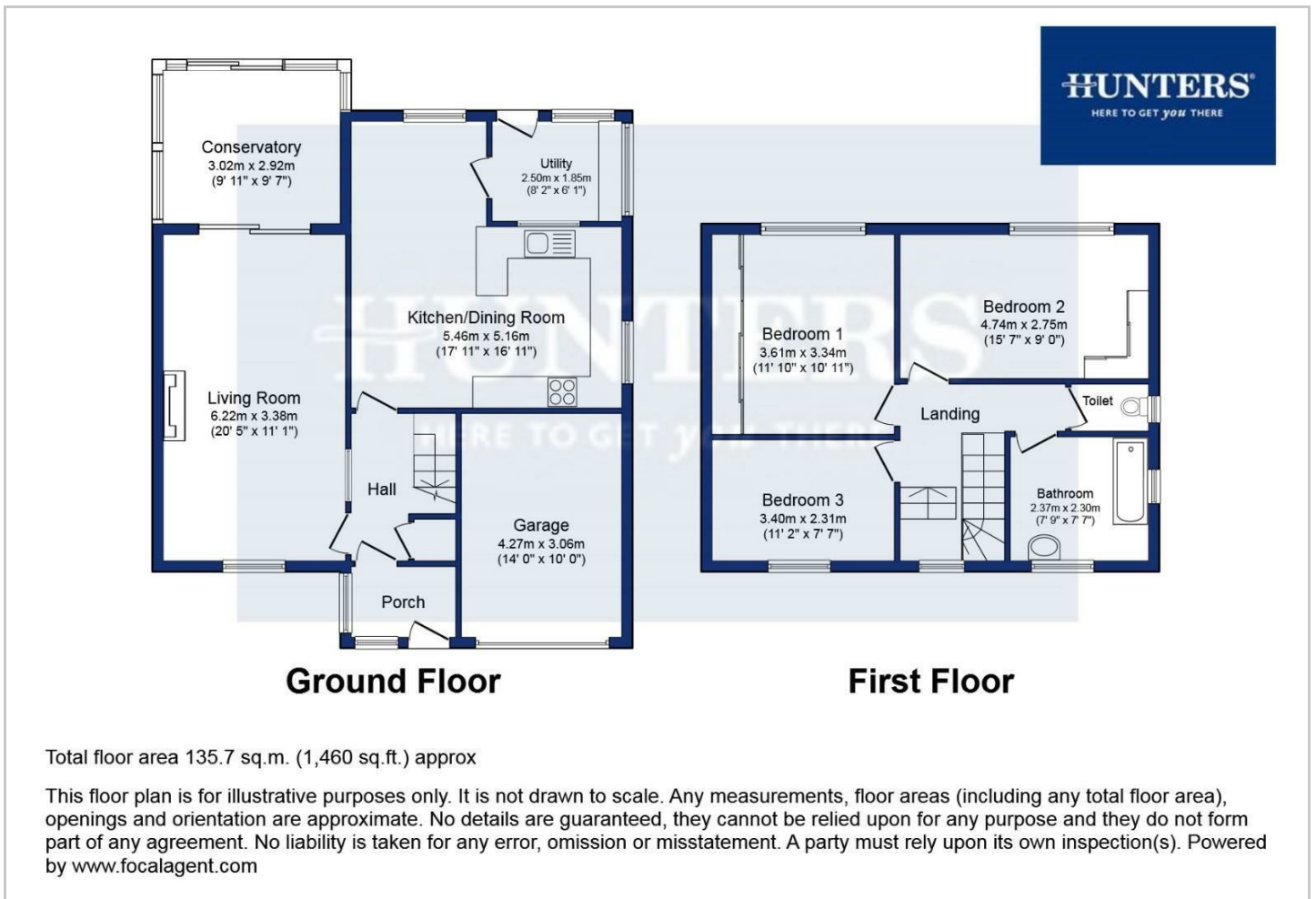
## Hybrid Map



## Terrain Map



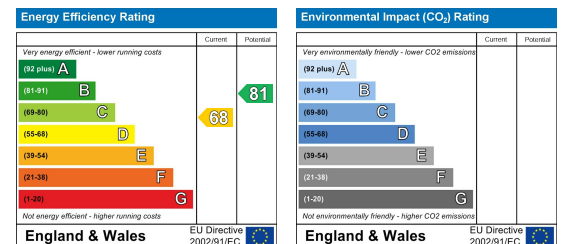
## Floor Plan



## 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.