

# HUNTERS®

HERE TO GET *you* THERE



## Woodeson Lea

Leeds, LS13 1RJ

£139,995



Council Tax: B



# 23 Woodeson Lea

Leeds, LS13 1RJ

£139,995



- Ground floor flat
- Two double bedrooms
- Open-plan living room
- Access to garden
- Modern open-plan kitchen
- LED lighting
- Private car park
- Communal garden
- Close to public transport
- Near green spaces and nature reserve

Welcome to this purpose-built ground floor flat that's currently for sale. It boasts a neutrally decorated interior, giving you a blank canvas to make it truly your own.

The property is accessed via a communal ENTRANCE with intercom system, with two double bedrooms, making it an excellent choice for couples, sharers, or first-time buyers. The first bedroom is spacious, and the second one can be used as a home office, fitting perfectly into today's work-from-home culture.

The flat features one bathroom, with a white suite and part-tiled walls. Shower taps are available, offering you the flexibility of a quick rinse or a long soak after a hard day's work. The open-plan KITCHEN/LIVING ROOM is a chef's delight, equipped with ample units, a worktop with sink, an electric hob/oven, and built-in fridge/freezer. The LED lighting brings a modern touch to this lovely space.

The LIVING SPACE adds to the charm of the property. It offers access to a garden through sliding patio doors and has enough space for a dining area, perfect for those who enjoy indoor-outdoor living. You'll also find a built-in storage cupboard in the entrance hall with an intercom entrance phone for added security.

The flat is uniquely positioned close to public transport links, green spaces, walking and cycling routes on the popular canal tow paths and even a nature reserve. It's a dream come true for those who love the outdoors. Moreover, the property comes with its private car park and a communal garden.

For a cosy, convenient, and well located home, look no further. This flat could be the perfect place for you to start your new chapter.

Tel: 0113 257 6198

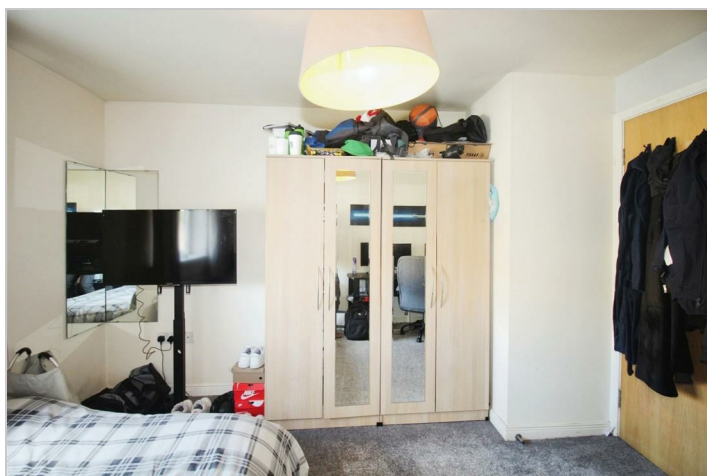
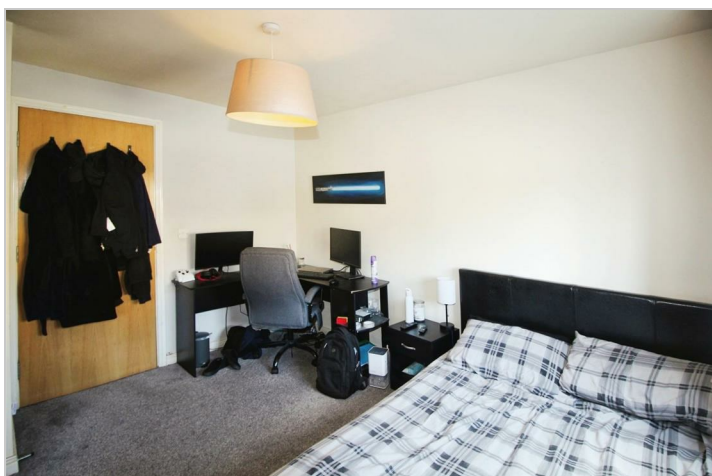
**LIVINGROOM / KITCHEN**  
17'6 x 17'6 (5.33m x 5.33m)

**BEDROOM ONE**  
11'11 x 10'1 (3.63m x 3.07m)

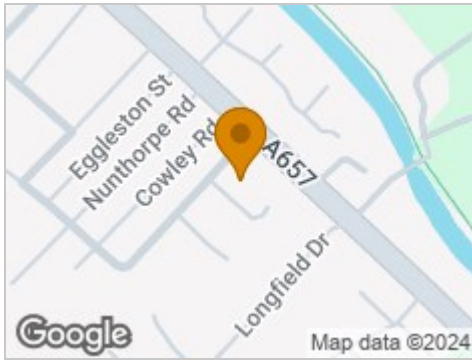
**BEDROOM TWO**  
11'5 x 8'2 (3.48m x 2.49m)

**BATHROOM**  
6'6 x 6'1 (1.98m x 1.85m)

**HALLWAY**



## Road Map



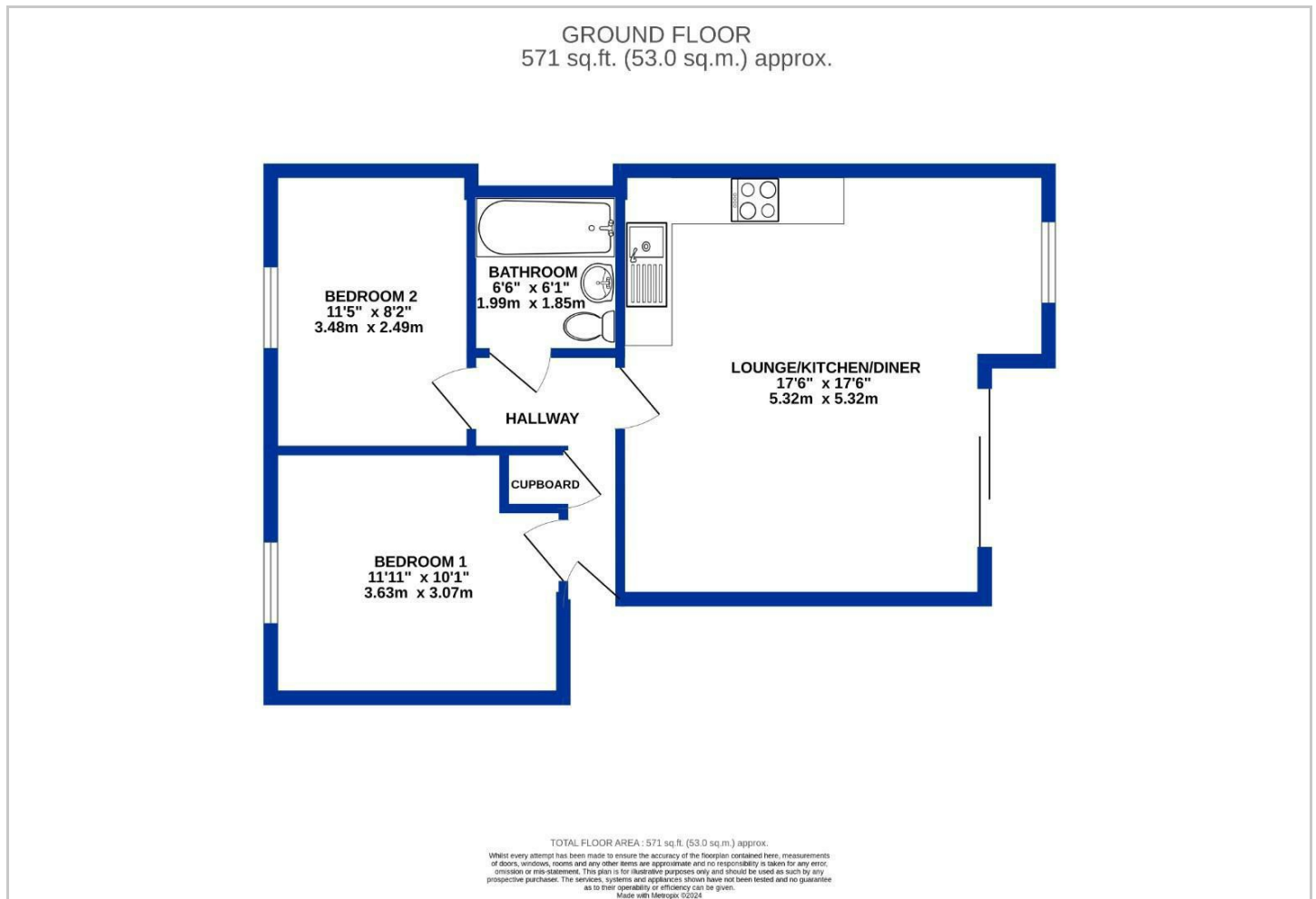
## Hybrid Map



## Terrain Map



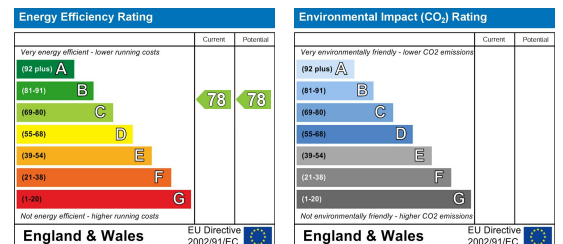
## Floor Plan



## 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.