

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Woodlands Terrace

Stanningley, Leeds, LS28 6QD

Offers In The Region Of £210,000



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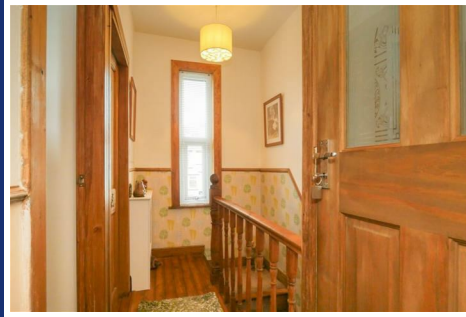
Council Tax: B



# 34 Woodlands Terrace

Stanningley, Leeds, LS28 6QD

## Offers In The Region Of £210,000



- Three bedroom end of terraced home
- Sure to appeal to couples and families
- Ready to move into accommodation
- Potential to create four bedrooms
- Single garage and on street permit parking
- Enclosed low maintenance garden
- 150 metres from Pudsey train station
- Perfect for first time buyers

Hunters are pleased to offer for sale this well presented **THREE BEDROOM END OF TERRACED** home, located in a popular and convenient location in Stanningley, only 150 metres from Pudsey railway station. Offering ready to move into accommodation over three floors, the property boasts a spacious living room, conservatory, two double bedrooms and externally a south west facing, low maintenance garden, single garage and on street permit parking. Sure to appeal to a range of buyers in particular **PROFESSIONAL COUPLES** and **YOUNG FAMILIES**, internal viewing is advised.

Having both **GAS FIRED CENTRAL HEATING** and **PVC DOUBLE GLAZING**, the accommodation briefly comprises: A warm and inviting **LIVING ROOM** which is a generous size, has an attractive fire with surround and hearth, wooden flooring and stairs rising to the first floor. The **KITCHEN** has a range of modern wall and base units with an integrated extractor hood and space for a cooker and fridge/freezer. There is a large understairs storage cupboard and an internal door leads to the **CONSERVATORY** which is a great addition to the property and can double up as a dining room/sitting room. There is space for a washing machine and dryer and French doors lead out to the garden.

To the first floor, there are **TWO** bedrooms, one of which is a double sized room with storage cupboard and the third bedroom is a comfortable single room, currently being used as an office. The **BATHROOM** has a three piece suite with overhead electric shower, heated towel rail and part tiled walls. The **LANDING** has two storage cupboards and stairs rising to the second floor where **BEDROOM ONE** can be found, which is a fantastic sized double room with fitted wardrobes and large eaves storage. There is scope to create four bedrooms with reconfiguration, subject to planning.

Outside, there is a yard area to the front and on street **PERMIT** parking. To the rear, there is a single **GARAGE** with light, ideal for storage. The rear garden is fully enclosed and provides a great place to sit out, relax and enjoy the south westerly facing aspect. It is block paved for low maintenance and there is gated access.

The location of the property is perfect for commuting links to both Leeds and Bradford via the Ring Road and Pudsey Railway Station which is located within 150 metres. The property is also well placed to access the local amenities in both Farsley and Pudsey, which offers an extensive range of shops/cafés and local schools. Owlcotes shopping centre, which includes the Marks & Spencer's outlet is located within 0.5 miles of the property.

Tel: 0113 257 6198

## LIVING ROOM

15'5" x 12'5" (4.7m x 3.8m)

## KITCHEN

9'2" x 9'2" (2.8m x 2.8m)

## CONSERVATORY

10'9" x 8'10" (3.3m x 2.7m)

## LANDING

## BEDROOM TWO

12'1" x 9'2" (3.7m x 2.8m)

## BEDROOM THREE

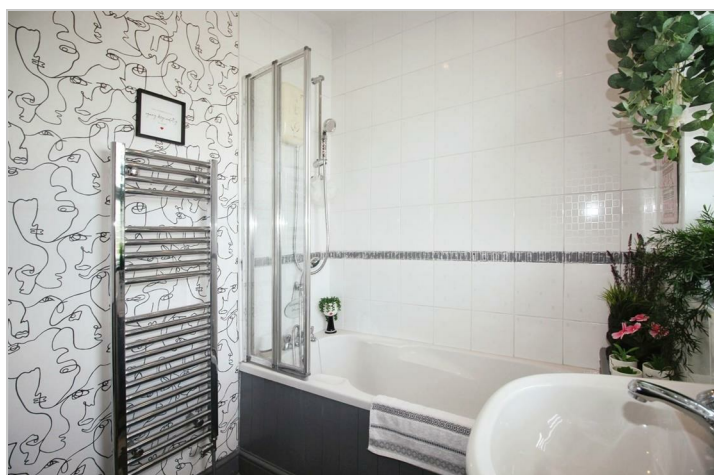
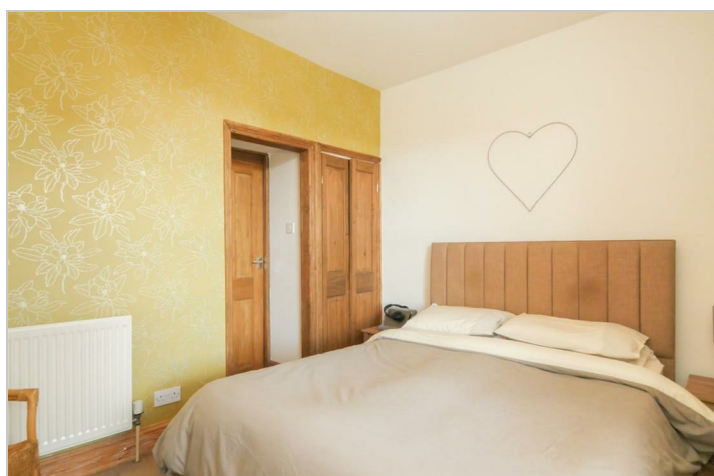
9'6" x 6'6" (2.9m x 2m)

## BATHROOM

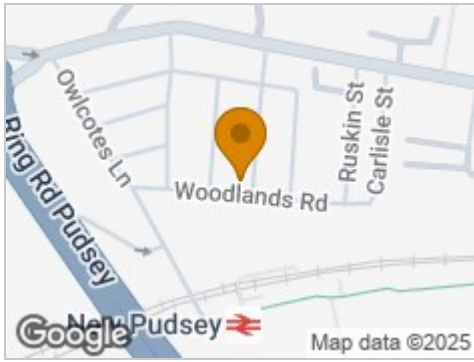
6'6" x 5'2" (2m x 1.6m)

## BEDROOM ONE

14'9" x 12'1" (4.5m x 3.7m)



## Road Map



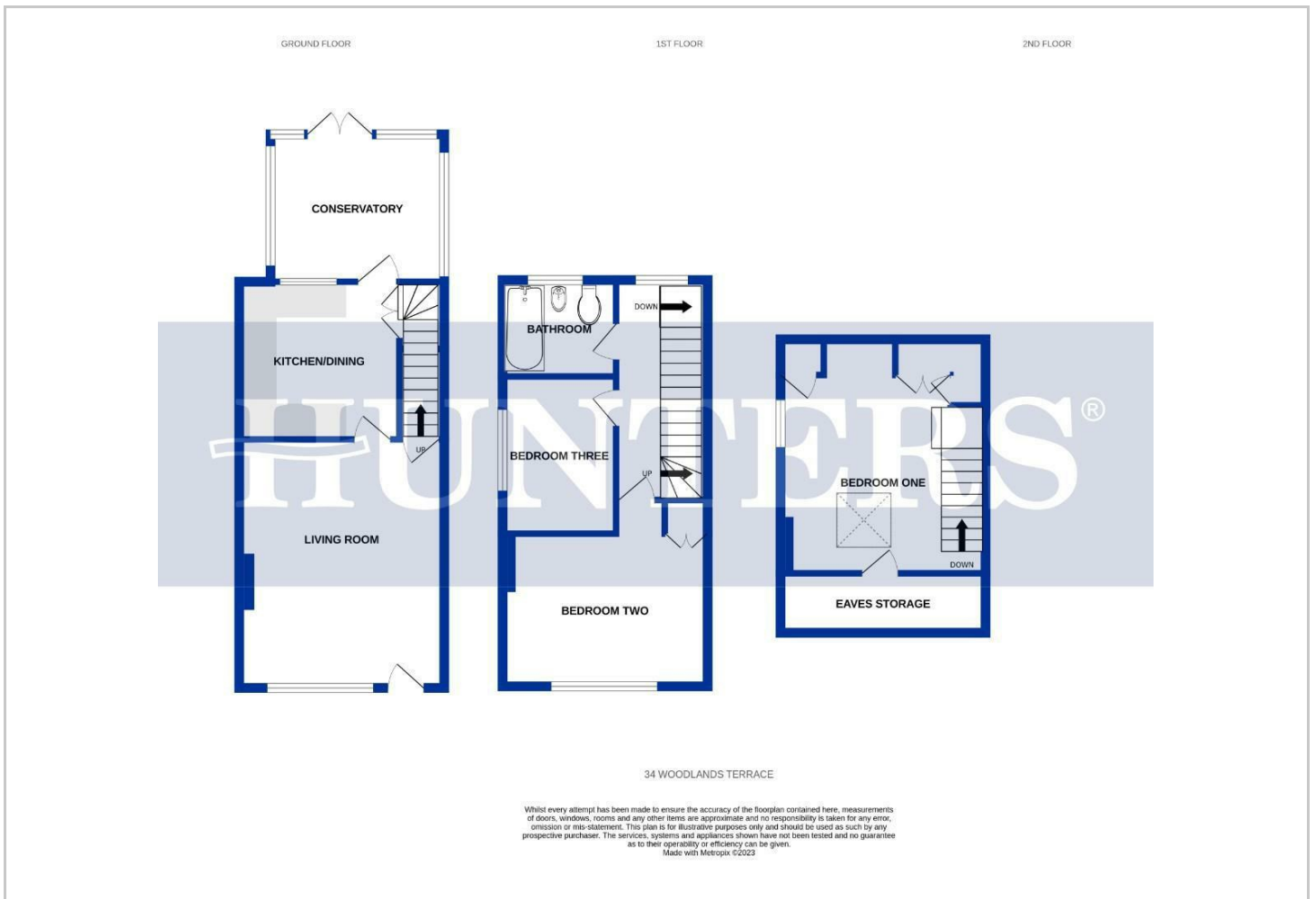
## Hybrid Map



## Terrain Map



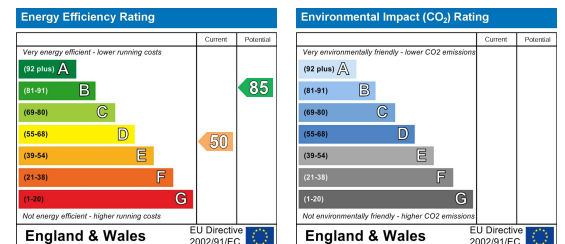
## Floor Plan



## 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.