

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Woodhall Close

Stanningley/Calverley Border, Pudsey, LS28 7TX

£330,000



Council Tax: C



# 4 Woodhall Close

Stanningley/Calverley Border, Pudsey, LS28 7TX

£330,000



- Charming bungalow in good condition
- Two comfortable reception rooms
- Spacious kitchen/conservatory/dining
- Three cosy bedrooms
- Built-in wardrobes in 2 doubles
- Mains shower and tiled bathroom
- Detached garage with electric door and wide driveway
- South West-facing private garden
- Well regarded cul de sac location
- No chain is involved

Charming three-bedroom bungalow in good condition, featuring two reception rooms, a well-equipped kitchen, conservatory dining area, south west-facing garden, detached garage with electric door, and convenient location near public transport and green spaces, ideal for families or couples seeking peace and tranquillity.

Welcome to this charming bungalow that's just waiting for you to call it home. Up for sale in a good condition, this property is ideally suited for families or couples seeking a peaceful environment.

The BUNGALOW boasts two comfortable reception rooms, perfect for entertaining or simply unwinding. The first reception room is beautifully highlighted with a fireplace, a large front bow window, ceiling coving and doors leading to a sitting room. The second reception room is separate with an internal window and a door leading to the kitchen.

The KITCHEN is a chef's delight, equipped with ample storage units, a double oven, an electric hob, a fridge-freezer, and a slimline dishwasher. It also provides space for a washer. The kitchen perfectly opens out to a conservatory dining area, promising lovely family meals and has garden views and access.

The property offers THREE cosy bedrooms. The first two are spacious doubles, each with built-in wardrobes, while the third is a generous single room. The BATHROOM is well-designed with a mains shower, a shower-room, and beautiful tiled walls & floor.

Step outside to a wide driveway that leads to a detached garage with electric door, providing ample off-road parking. The south West-facing rear garden is a dream, complete with decking and offering plenty of privacy.

Unique features of this property include a detached garage, a south facing garden, a fireplace, CCTV with two cameras, PVC double glazing, gas central heating, and no chain involved. Located in a well-regarded area, close to public transport links, green spaces, walking and cycling routes, this bungalow truly offers a lifestyle of convenience and tranquillity.

Tel: 0113 257 6198

### KITCHEN/DINING ROOM

15'11" x 15'6" (4.86m x 4.74m)

### LIVING ROOM

15'6" x 13'8" (4.74m x 4.19m)

### SITTING ROOM

8'10" x 7'7" (2.71m x 2.33m)

### HALLWAY

### BEDROOM ONE

12'4" x 8'7" (3.77m x 2.63m)

### BEDROOM TWO

9'3" x 8'7" (2.84m x 2.63m)

### BEDROOM THREE

8'7" x 6'5" (2.63m x 1.96m)

### SHOWER ROOM

6'3" x 5'8" (1.93m x 1.75m)



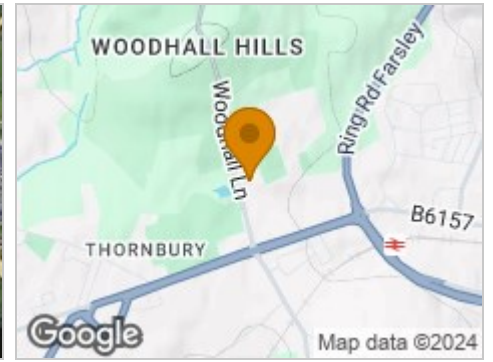
## Road Map



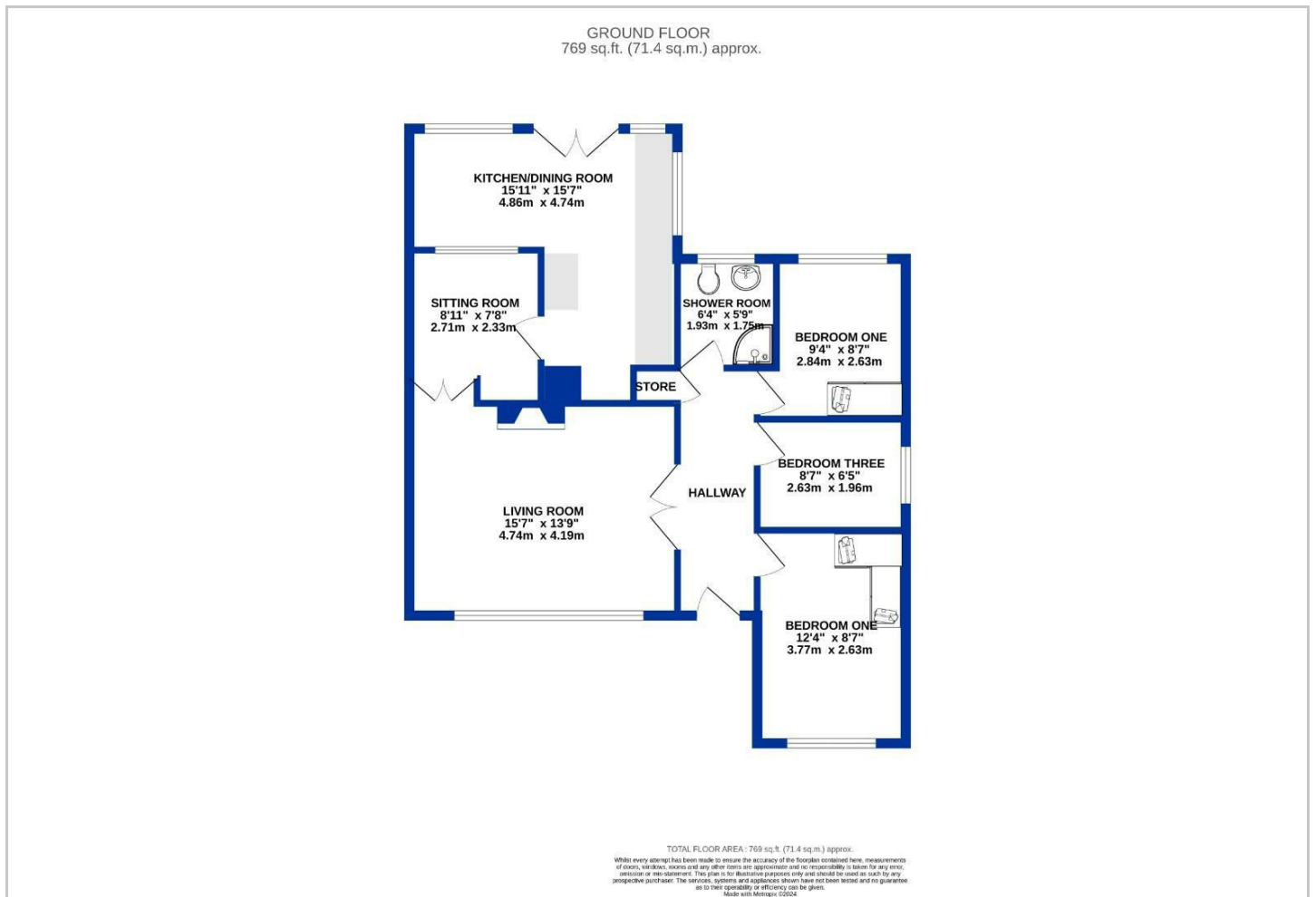
## Hybrid Map



## Terrain Map



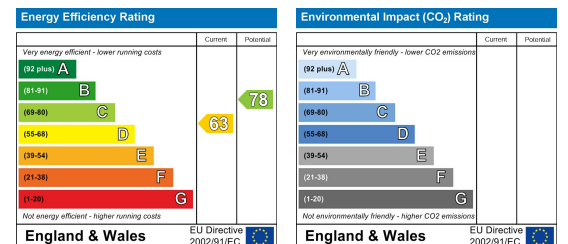
## Floor Plan



## 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.