



**Woodhall Park Drive, Pudsey, LS28 7EY**

**Offers In The Region Of  
£550,000**

**HUNTERS<sup>®</sup>**  
**EXCLUSIVE**







# Woodhall Park Drive, Pudsey, , LS28 7EY

## Offers In The Region Of £550,000

- DETACHED house
- Wrap-around BALCONY
- STUNNING landscaped plot
  - TWO reception rooms
- THREE spacious bedrooms
- LUXURIOUS bathroom suite
  - Quiet desirable location
  - Tranquil stream in garden
- Large driveway and secure GARAGE
  - Downstairs W/C





ENTRANCE HALL  
9'10" x 5'9"

WC  
9'10" x 3'0"

LIVING ROOM  
11'2" x 17'8"

DINING ROOM  
8'6" x 11'4"

KITCHEN  
8'3" x 11'4"

PANTRY  
5'2" x 5'10"

LANDING

BATHROOM  
5'10" x 11'3"



BEDROOM TWO  
8'6" x 9'10"

MAIN BEDROOM  
12'5" x 13'3"

VESTIBULE

BALCONY

BEDROOM THREE  
9'10" x 9'3"

GARAGE  
7'10" x 14'9"





Welcome to this immaculately presented, DETACHED house for sale, nestled in a quiet and peaceful location, sought after by many. The property is well-connected with public transport links and close to local schools and parks, making it an ideal home for families and couples alike.

Boasting a desirable location, this house is set on a large landscaped plot and drive. The home itself is spacious and comes with an array of unique features. As you enter, you are greeted with TWO well-sized reception rooms. The first, an open-plan DINING ROOM with large windows offering a beautiful view of the landscaped garden. It flows seamlessly into the KITCHEN and provides rear patio access and making it perfect for hosting events. The LIVING ROOM is the heart of the home with high ceilings, a large family area and patio sliding rear doors allowing for an abundance of NATURAL LIGHT.

The well-sized, cleverly designed kitchen is a dream for any home cook. It features fitted storage, a separate PANTRY and an integrated oven. The kitchen flowing into the dining room, really adds to the open and airy feel of the house.



The property offers THREE bedrooms. The spacious main bedroom is a double with built-in wardrobes, and floods with natural light. The stunning BALCONY wraps around the main bedroom, with the SUN TERRACE really capturing that South/East facing sunshine, it's the place to be! The second bedroom, also spacious, can be utilised as a single or double room, or even as a potential HOME OFFICE. It offers plenty of storage space with carpet flooring. The third bedroom is too another bright and airy double room.

The large and LUXURIOUS BATHROOM suite is a haven with sleek tiled walls and a modern design. It includes a separate rain shower and bath, providing a spa-like experience at home.

The home's exterior is just as impressive, featuring a wrap-around BALCONY, a tranquil stream in the stunning landscaped garden and a GARAGE for secure parking. The property truly is a gem in a desirable location.



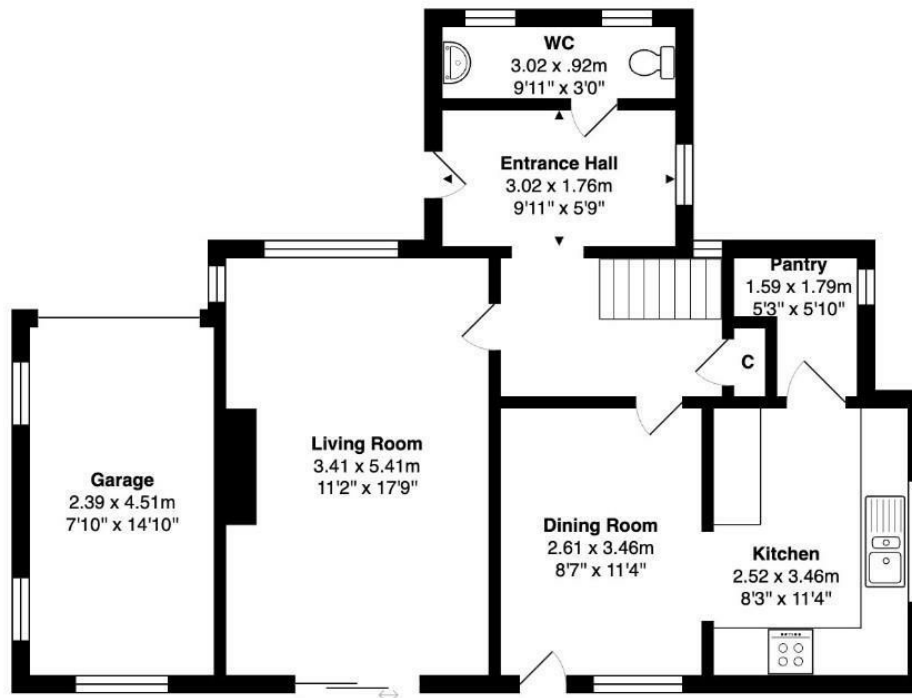


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		77
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

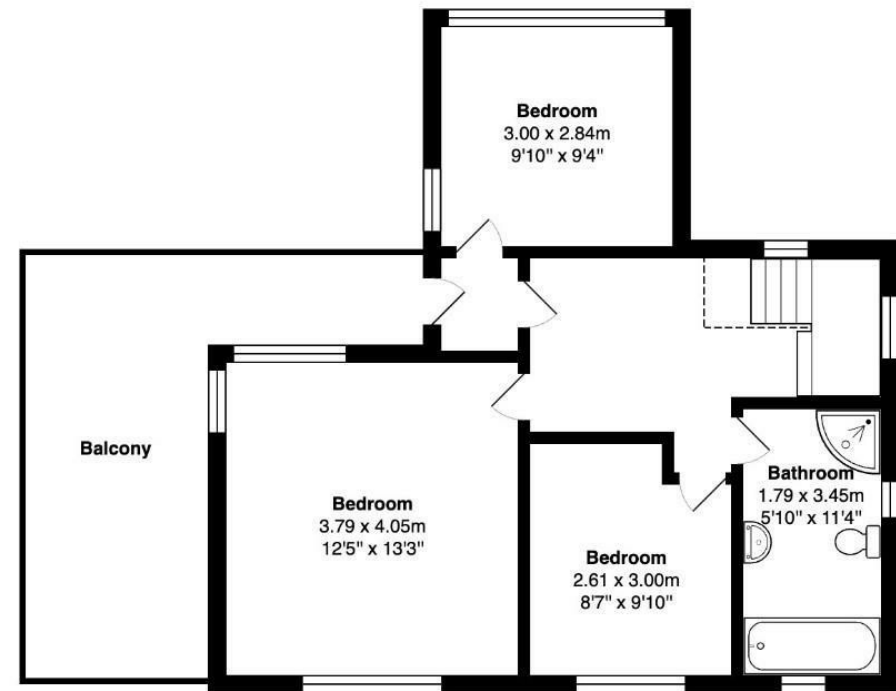
#### DISCLAIMER

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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**Ground Floor**



**First Floor**

Total Area: 118.5 m<sup>2</sup> ... 1275 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only

### **Viewing Arrangements**

Strictly by prior appointment only through the agent Hunters  
0113 257 6198 | Website: [www.hunters.com](http://www.hunters.com)

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