



Woodhall Croft, Pudsey, LS28 7TU

**Offers In The Region Of
£475,000**

HUNTERS[®]
EXCLUSIVE



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Welcome to this stunning, DETACHED home that's now on the market. Nestled in a quiet cul-de-sac, the property sits in a highly sought-after location with fantastic transport links and access to nearby schools. Enjoy the tranquillity of green spaces and nearby parks, including the beautiful Woodhall Lake across the road.

This house boasts a unique OPEN-PLAN layout with customizable living arrangements. The ground floor features three versatile reception rooms. The main LOUNGE, complete with a cosy log fire and tasteful wooden flooring, offers wonderful views of the front garden. The second reception room serves as a fantastic PLAYROOM, which has previously been transformed to be dining area. The third reception room, is separate and just as flexible, is serving as a music room, but would make the perfect home office, or even an occasional bedroom to suit your needs!

The heart of this home is its large, sun-drenched KITCHEN. It offers an extended open-plan design with plenty of space for a dining, a large kitchen island, and French doors that open onto the remarkable south-facing garden. A separate UTILITY, downstairs W/C and large pantry space provide additional convenience.

Upstairs, you'll find FOUR bedrooms. The spacious main bedroom features stunning hardwood floors, built-in wardrobes, and a luxurious ENSUITE bathroom complete with a corner rain shower, Belfast sink, and UNDERFLOOR HEATING. The second and third bedrooms are both doubles, both with lovely garden views and space for storage. The fourth bedroom, currently utilised as a superb HOME OFFICE, has previously made for a lovely fourth bedroom and even a walk-in wardrobe. The main house bathroom features a stunning finish throughout with a corner rain shower, separate bath, and a Velux window providing a refreshing space.

The property also features TWO OUTBUILDINGS, the first being a wood workshop with electricity and a weatherproof lockable store for bikes, wood and general needs. and off-street parking. The fantastic south-facing GARDEN benefits from a lovely decking area and boasts many different flowering plants and trees throughout the year. Whether for family dinners, summer barbecues, or simply admiring the view, this property promises to be a place where wonderful memories are made.

This home is one-of-a-kind and ready to welcome you. Don't miss out on this exceptional opportunity!





- Four bedroom detached house
 - Highly sought-after location
 - Unique open-plan layout
- Three versatile reception rooms
 - Large sun-drenched kitchen
- Two bathrooms and a downstairs W/C
 - Fantastic south-facing garden
 - Flexible living arrangements
- Nearby schools, green spaces and public transport
 - Off-street parking



HALLWAY

LIVING ROOM

10'9" x 13'10"

DINING ROOM

9'7" x 8'10"

DINING KITCHEN

27'3" x 12'11"

LOBBY / PANTRY

8'7" x 8'10"

W/C

8'0" x 4'3"

UTILITY

8'0" x 6'8"

MUSIC ROOM / BEDROOM 5

8'0" x 9'4"

LANDING



BEDROOM ONE

11'1" x 11'9"

ENSUITE

6'10" x 7'11"

BEDROOM TWO

11'1" x 10'11"

BEDROOM THREE

8'0" x 12'10"

BEDROOM FOUR

10'9" x 5'6"

BATHROOM

8'1" x 8'5"

OUTSIDE STORE

4'10" x 13'11"

OUTSIDE WORKSHOP

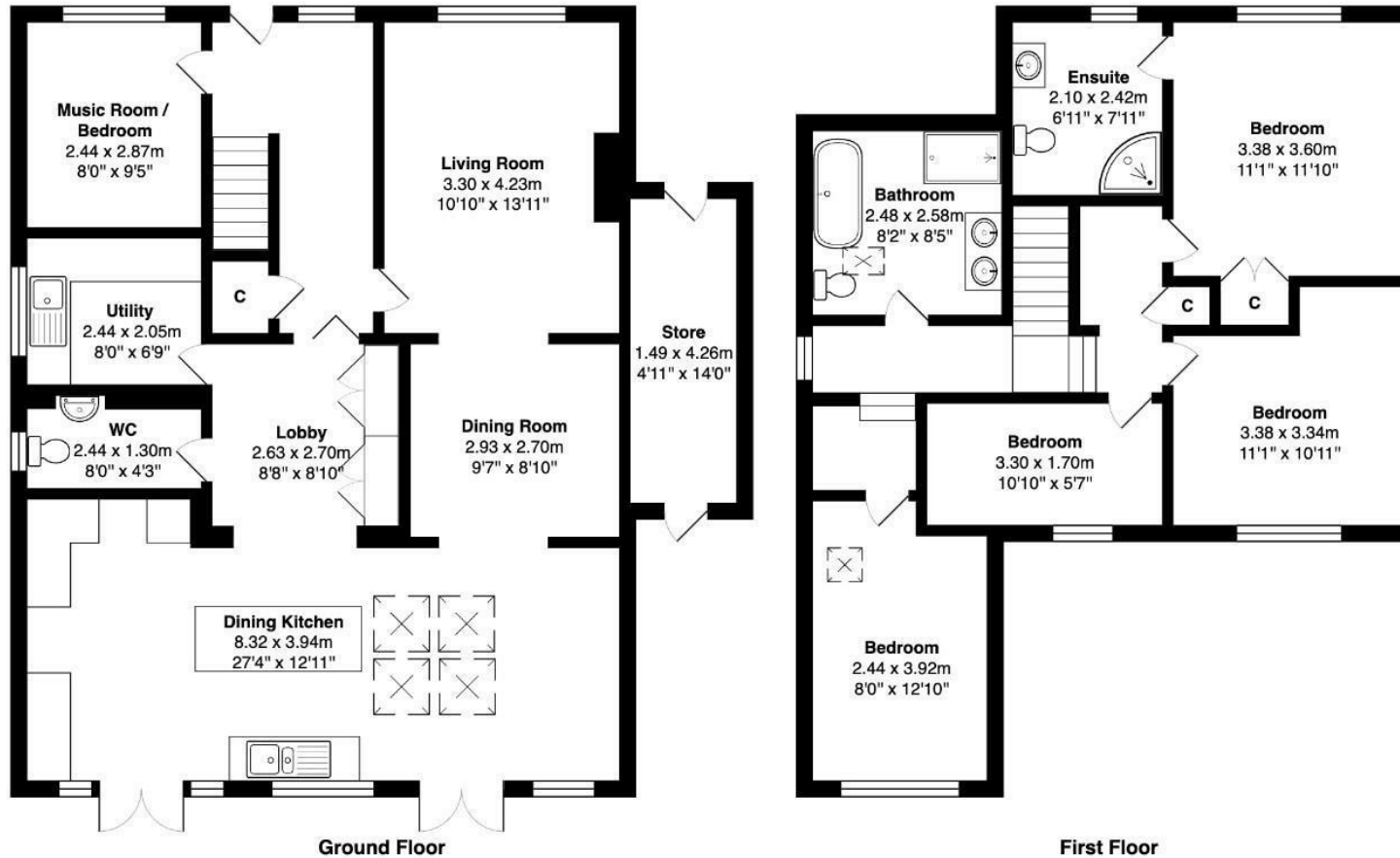


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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Total Area: 158.7 m² ... 1708 ft²

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

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