

HUNTERS[®]

HERE TO GET *you* THERE



Woodhall Park Grove

Woodhall, Leeds, LS28 7HB

£400,000



Council Tax: D



3 Woodhall Park Grove

Woodhall, Leeds, LS28 7HB

£400,000



- Attractive three bedroom semi detached house
- No forward chain
- Sure to appeal to couples and families
- Upgraded to a high specification throughout
- Impressive kitchen/diner
- Two reception rooms and guest w/c
- Luxurious bathroom
- Large driveway for off street parking
- Enclosed garden
- Sought after residential location

NEW PHOTOS - An individual and attractive **THREE BEDROOM SEMI DETACHED** house located in the ever popular residential area of Woodhall, close to excellent transport links, amenities and schools. The property showcases stunning, ready to move into accommodation throughout which has recently been refurbished to an impressive standard and benefits from high quality fixtures and fittings throughout. Boasting a fabulous **KITCHEN/DINER**, two reception rooms, a **LUXURIOUS BATHROOM** and externally a large **DRIVEWAY** and enclosed **GARDEN**. This beautiful home is sure to appeal to a range of buyers in particular **PROFESSIONAL COUPLES** and **YOUNG FAMILIES**.

With the benefit of **GAS FIRED CENTRAL HEATING** and **PVC DOUBLE GLAZING**, the accommodation briefly comprises: **ENTRANCE HALL** with stairs rising to the first floor and beautiful 4 ft hanging chandelier. The **LIVING ROOM** is a light and airy reception room with a dual aspect, wall mounted remote control electric fire, flat screen TV and hanging LED feature light. The **DINING ROOM** is another good sized reception room which has a large understairs storage cupboard, door to the rear and leads through to an impressive **KITCHEN/DINER** which showcases an excellent range of wall and base units with Quartz worktops. There is an integrated **NEFF** electric oven, hob, grill, microwave and extractor hood, space for an American style fridge/freezer, a breakfast bar and sliding patio doors to the garden. In addition, to the ground floor, there is a useful **GUEST W/C** with low flush toilet and heated towel rail.

Upstairs, there are **THREE** bedrooms, two of which are double sized rooms, and bedroom one provides access to a partially boarded loft space with light and power. (with the possibility of converting the loft space into a bedroom, subject to planning permission) The **BATHROOM** features a **LUXURIOUS FOUR PIECE SUITE** and includes a freestanding bathtub, shower cubicle with black fittings and overhead mains powered rainfall shower, floating style vanity style sink unit, 'Vessini' taps, heated towel rail, wall mounted LED mirror, wall mounted 22 inch smart TV screen with apps including Netflix and YouTube, tiled flooring and fully tiled walls.

Outside, to the front, there is a large **DRIVEWAY** with double metal gates, allowing for plenty of off street parking. To the rear, the garden is fully enclosed and is mainly lawned, ideal for sitting out and relaxing. There is a wooden shed for storage purposes, a patio area to the bottom of the garden and to the side, another patio area, perfect for sitting out in the shade.

The property is located in a desirable and well regarded residential area, situated between Pudsey and Calverley Village. Calverley and Woodhall Hills golf club are within half a mile of the address and there are well regarded schools within 800 metres. There are excellent transport links via road and railway to Leeds and Bradford situated, within 1 mile of the property.

Tel: 0113 257 6198

ENTRANCE HALL

LIVING ROOM

15'8" x 10'9" (4.8m x 3.3m)

DINING ROOM

18'0" x 10'9" (5.5m x 3.3m)

KITCHEN/DINER

15'8" x 14'1" (4.8m x 4.3m)

GUEST W/C

4'3" x 3'11" (1.3m x 1.2m)

LANDING

BEDROOM ONE

12'1" x 10'9" (3.7m x 3.3m)

BEDROOM TWO

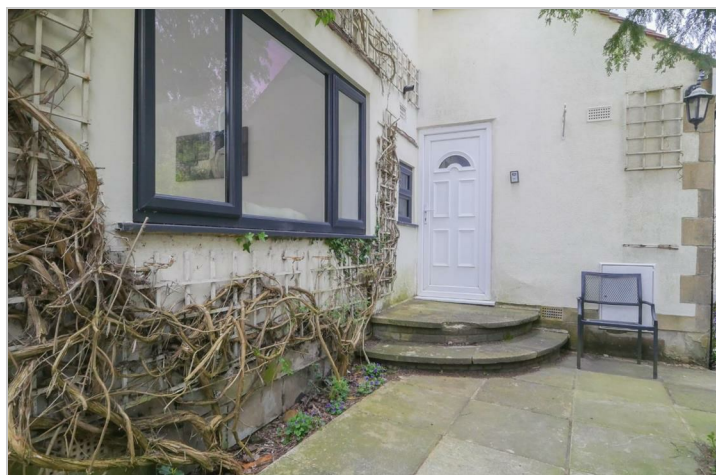
10'9" x 7'2" (3.3m x 2.2m)

BEDROOM THREE

8'2" x 6'2" (2.5m x 1.9m)

BATHROOM

10'5" x 7'2" (3.2m x 2.2m)



Road Map



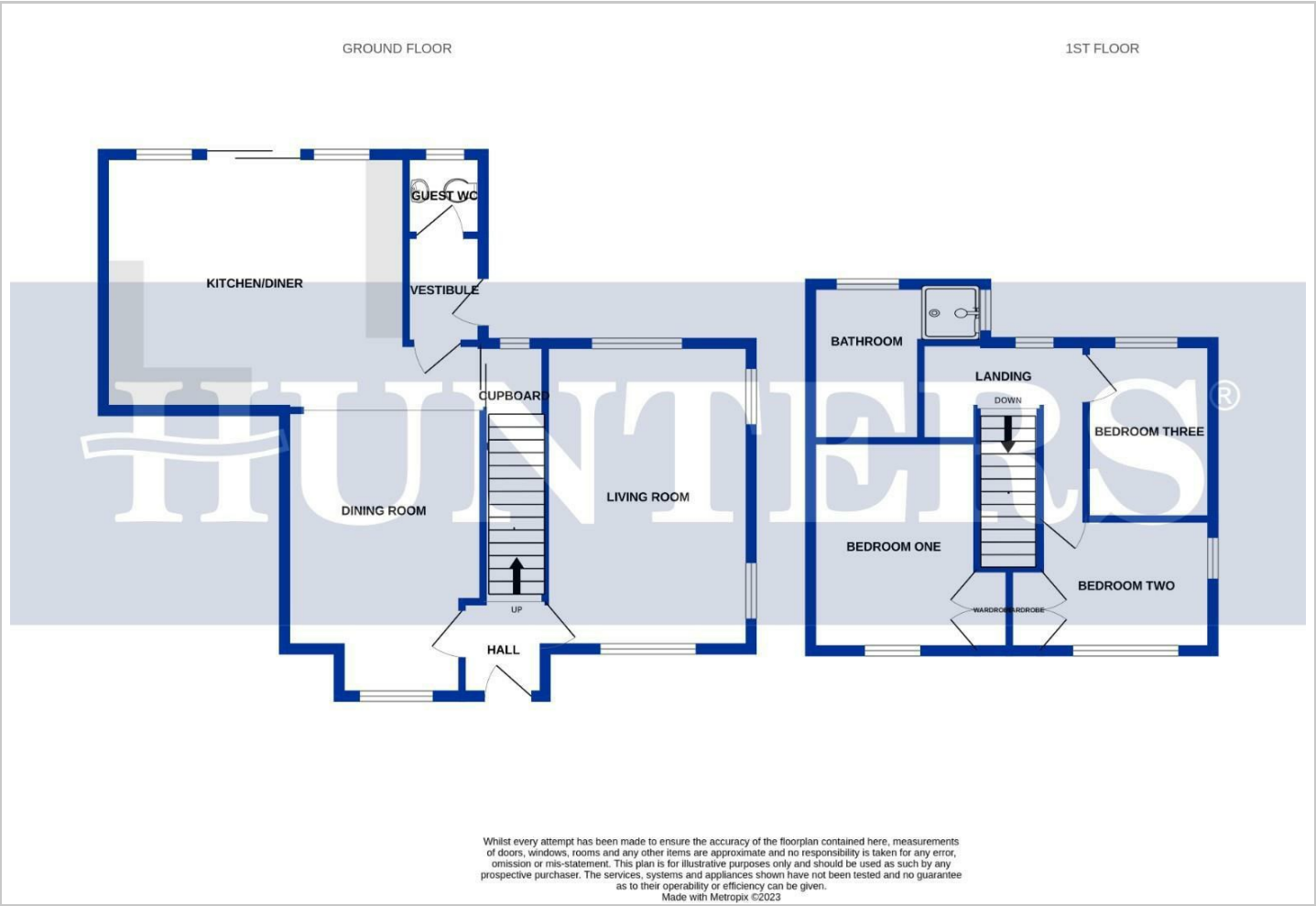
Hybrid Map



Terrain Map



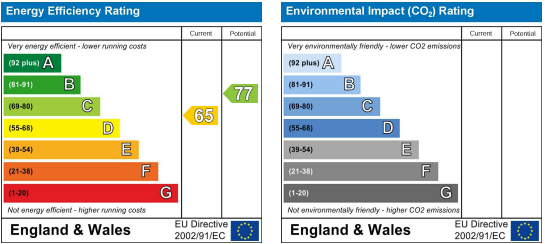
Floor Plan



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.