

HUNTERS®

HERE TO GET *you* THERE



Woodhall Park Crescent East

Pudsey, LS28 7HG

£495,000



Council Tax: F



32 Woodhall Park Crescent East

Pudsey, LS28 7HG

£495,000



- Individual detached house
- In Prime location
- Large family sized garden
- Four double bedrooms
- EV charging station
- Solar panels with tariff
- Conservatory extension
- Parking for several cars
- Garage & Carport
- No Chain involved

This impressive individual built detached house, situated in a prime location with excellent transport links and amenities, features four bedrooms, two reception rooms, a modern kitchen, and sustainable energy options like solar panels and an EV charging station, making it an ideal, chain-free opportunity for families and couples seeking comfort and convenience.

This striking DETACHED house is now listed for sale in a prime location with good public transport links, nearby schools, local amenities, and green spaces which are perfect for walking and cycling routes. The property is in good condition, boasting two reception rooms, a kitchen, four bedrooms, and a bathroom.

Upon entering the property, you are greeted by an entrance HALLWAY which features a staircase and access to a DOWNSTAIRS wc. The spacious RECEPTION room has ample space for dining and provides access to a conservatory extension. The KITCHEN is well-equipped with fitted units, a worktop with sink, a double oven, a gas hob, and a space for a fridge. It also features a fitted breakfast table for casual dining.

The FOUR bedrooms all offer double space, one of the bedrooms on the ground floor, with the principal bedroom further benefiting from built-in wardrobes. The BATHROOM is decorated with tiles and includes a separate bath and shower cubicle as part of a fresh white suite. Additionally, the property comprises a separate utility room, providing added convenience.

The property is laden with unique features which include an EV charging station, solar panels with feeder tariff, a large family sized garden with a lawn and paved patio, perfect for BBQ and alfresco dining. A block paved driveway provides parking for several cars and leads to a single garage with attached carport. The gas central heating boiler was updated in 2021 and all windows are fitted with PVC double glazing. An added bonus is that NO CHAIN is involved in the sale.

This property is ideal for families and couples. It offers a perfect blend of comfort, convenience, and sustainability, making it a fantastic opportunity for potential buyers. Don't miss out on this remarkable property!

The Pudsey area, with its blend of history, community spirit, and modern amenities/cafes and shops, offers an attractive and balanced lifestyle. Its excellent transport links, quality schools, and abundance of green spaces make it a highly desirable area for families, while its proximity to Leeds and Bradford ensures access to city amenities without sacrificing a sense of town charm. The town's history, friendly atmosphere, and variety of housing make it a place that suits a wide range of residents.

Tel: 0113 257 6198

BREAKFAST KITCHEN

15'2" x 11'8" (4.64m x 3.57m)

LIVING ROOM

25'3" x 13'4" (7.70m x 4.08m)

GROUND FLOOR BEDROOM

13'0" x 11'7" (3.97m x 3.54m)

UTILITY ROOM

7'10" x 7'3" (2.39m x 2.22m)

DOWNSTAIRS WC

7'10" x 2'6" (2.39m x 0.77m)

CONSERVATORY EXTENSION

12'2" x 8'5" (3.73m x 2.58m)

BEDROOM ONE

13'5" x 12'2" (4.10m x 3.73m)

BEDROOM TWO

11'7" x 10'4" (3.54m x 3.16m)

BEDROOM THREE

11'7" x 9'4" (3.54m x 2.85m)

BATHROOM

11'7" x 7'1" (3.54m x 2.16m)



Road Map



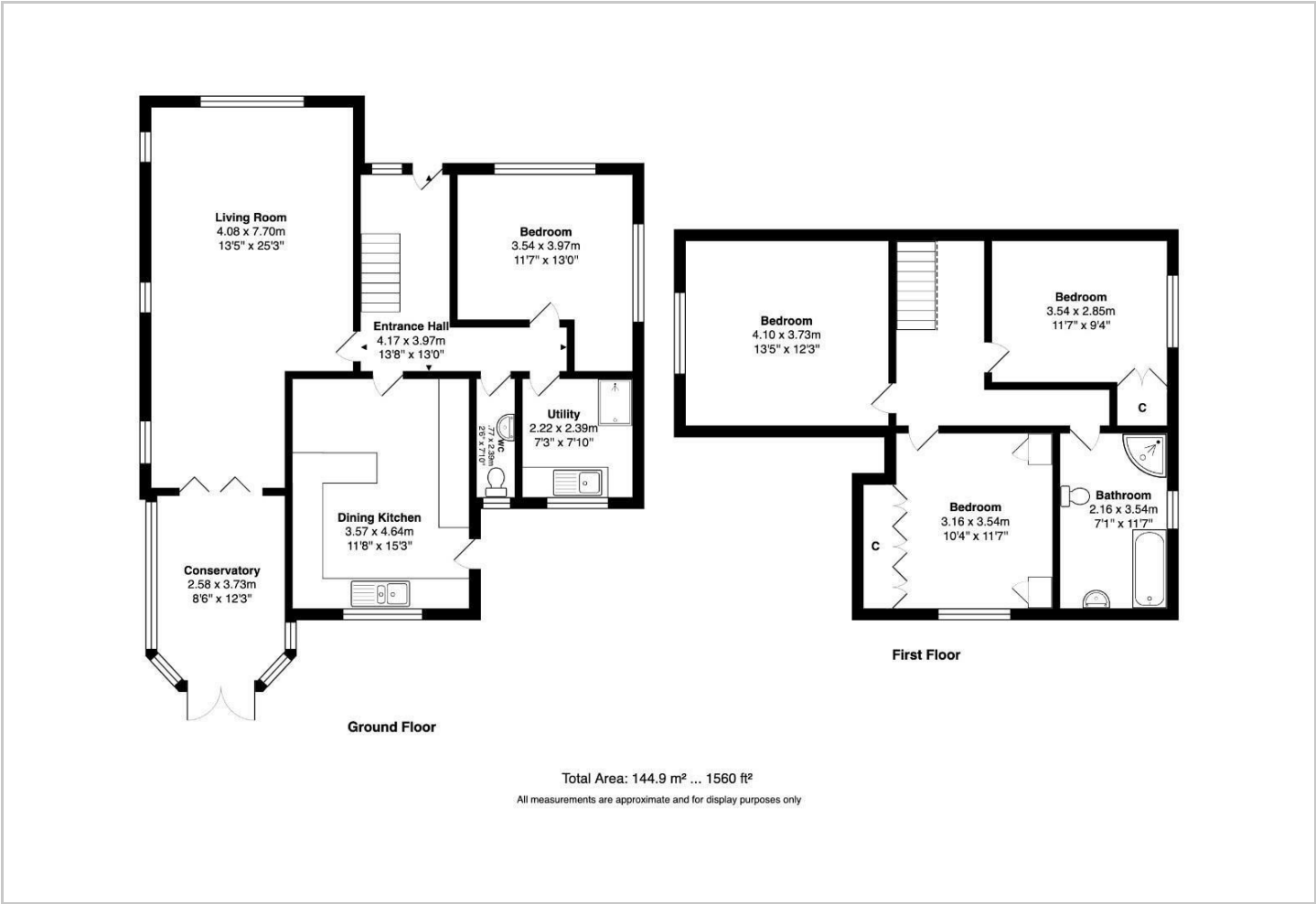
Hybrid Map



Terrain Map



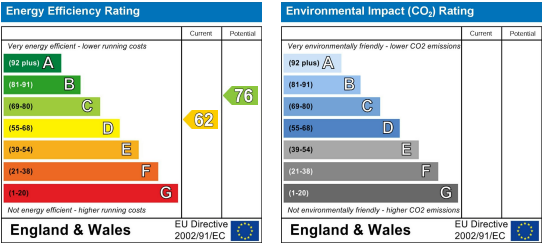
Floor Plan



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.