

HUNTERS[®]

HERE TO GET *you* THERE



Woodhall Park Grove

Stanningley, Pudsey, LS28 7HB

£490,000



Council Tax: E



11a Woodhall Park Grove

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- Substantial four bedroom home
- Ground floor extension
- Three charming reception rooms
- Downstairs W/C and refurbed house bathroom
- Immaculate finish throughout
- Versatile ensuite / dressing room
- Expansive garden plot with tandem garage
- Off-street parking available
- Perfect blend of modernity with original charm
- Sought-after location near Woodhall Lake

Welcome to this EXTENDED FOUR BEDROOM home for sale in a sought-after location, close to public transport links, nearby schools, walking routes, and the tranquil Woodhall Lake. With its grand period features, gorgeous décor, and OFF-STREET parking, it's an ideal home for families seeking a blend of traditional charm and modern comfort.

The house impresses right from the entrance, with a GORGEOUS HALLWAY leading to an open landing, featuring a stunning feature window that floods the area with natural light. The ground floor extension has created an additional DINING ROOM with Velux windows, underfloor heating and French doors that open to the extensive GARDEN plot. This room also interconnects with the OPEN-PLAN KITCHEN, fitted with hi-gloss units with under cupboard lighting, integrated appliances, and a Rangemaster oven, offering a serene garden outlook.

The SUBSTANTIAL LIVING ROOM, bathed in natural light from the stunning bay window, has room to accommodate the whole family. The oak flooring throughout adds a warm touch, and the gas fire with a marble mantle is a beautiful focal point. A separate SITTING ROOM with a similar bay window, gas fire, and ORIGINAL arched window, offers versatile space that can function as a PLAYROOM or a quiet retreat.

The FOUR BEDROOMS are tastefully decorated, with the main bedroom boasting a grand double room size and a versatile ensuite bathroom with WC alternative functioning as a DRESSING ROOM. The other bedrooms being equally lovely, with two doubles and a single room, with the latter currently being used as a HOME OFFICE.

The BATHROOMS are designed to impress, with the main house bathroom recently installed with a GORGEOUS tiled suite, featuring a bath with an overhead rain shower and a heated towel rail. The ENSUITE bathroom in the main bedroom has a W/C and sink, with space for a bath and is currently capped to serve as a DRESSING ROOM, offering versatile use. The DOWNSTAIRS W/C is lovely and practical, perfect for all families!

Additional unique features include an alarm system and an extensive GARDEN plot with TANDEM GARAGE. A mature front garden provides a low-maintenance space and privacy from the street, with the added tranquillity of a lovely STREAM to listen to whilst you soak up the sun. This home truly offers an exceptional living experience with its thoughtful layout and fabulous amenities. It's a perfect fit for those appreciating character, comfort, and a touch of luxury in their living spaces. A viewing is STRONGLY advised to see what this SUBSTANTIAL home has to offer!

Tel: 0113 257 6198

ENTRANCE HALL

6'10" x 12'5" (2.10 x 3.79m)

LIVING ROOM

11'2" x 20'2" (3.42 x 6.17m)

DINING ROOM

16'9" x 9'0" (5.12 x 2.76m)

KITCHEN

11'1" x 17'5" (3.40 x 5.32m)

SITTING ROOM

11'1" x 12'3" (3.40 x 3.75m)

DOWNSTAIRS W/C

LANDING

BEDROOM ONE

11'2" x 14'0" (3.42 x 4.28m)

DRESSING ROOM / ENSUITE

11'2" x 3'6" (3.42 x 1.07m)

BEDROOM TWO

11'0" x 12'3" (3.37 x 3.75m)

BEDROOM THREE

11'0" x 9'9" (3.37 x 2.98m)

BEDROOM FOUR

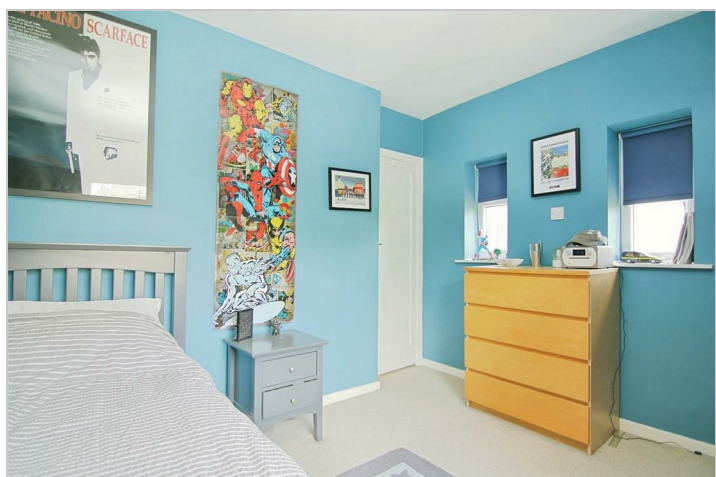
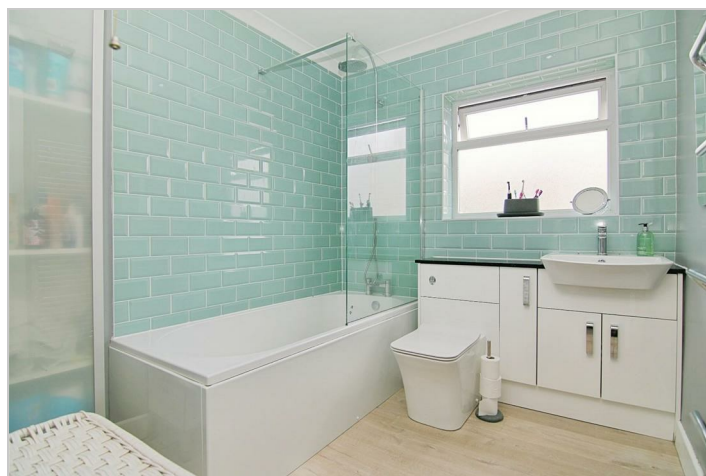
6'11" x 7'6" (2.13 x 2.31m)

BATHROOM

8'2" x 7'3" (2.49 x 2.23m)

GARDENS & DRIVE

GARAGE



Road Map



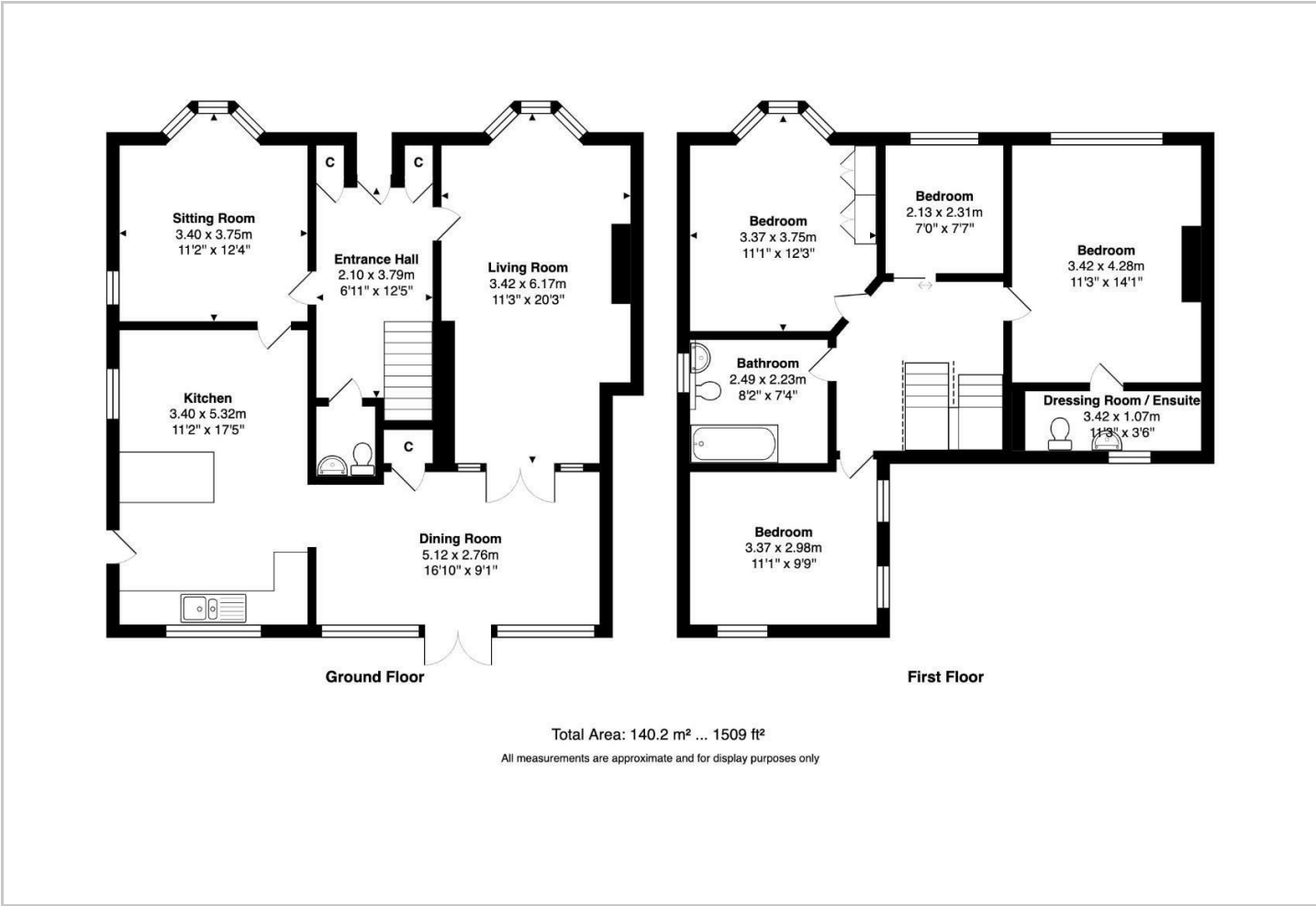
Hybrid Map



Terrain Map



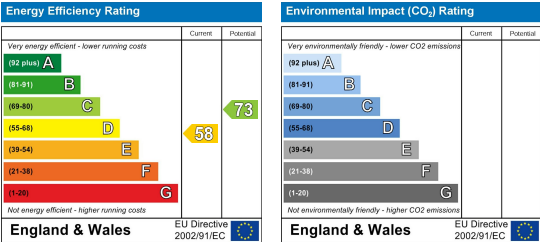
Floor Plan



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.