

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Woodhall Park Avenue

Stanningley, LS28 7HF

Offers Over £475,000



Council Tax: F





# 7 Woodhall Park Avenue

Stanningley, LS28 7HF

Offers Over £475,000



- Detached house
- Three reception rooms
- Modern kitchen/diner
- Potential to further develop
- Spacious entrance hall
- Separate bath & shower and WC
- Three generous bedrooms
- Downstairs wc & Utility room
- Nice lawned rear garden
- Garage & off road parking

This stunning detached house for sale features three reception rooms, a modern kitchen, three bedrooms, and a beautifully maintained garden, all situated in a sought-after location with excellent amenities and transport links, making it perfect for families and couples.

Presenting this individual detached house for sale, impeccably maintained and in good condition. This remarkable property boasts three generously sized reception rooms, a modern kitchen, three/four bedrooms, and a bathroom.

Upon entrance, the spacious HALL instantly impresses with its excellent features, and a practical downstairs WC and Utility room. The KITCHEN is flooded with natural light, offers a dining space, modern storage units, an integrated oven, and a fabulous walk-in pantry. The vinyl floor adds a touch of class and durability to the kitchen.

The property's THREE bedrooms are equally appealing. The first and second bedrooms are both spacious doubles with built-in wardrobes, the first also benefiting from a bay window. The third bedroom, though single, is of a generous size. The BATHROOM is a haven of relaxation, complete with a heated towel rail, separate shower, fresh white décor, separate WC, and LED lighting.

The THREE reception rooms are a highlight of this property. The first is a cosy space with a fireplace, dual aspect windows, living flame gas fire, and ceiling coving. The second reception room is equipped with wood floors, ceiling coving, and doors leading to the conservatory. The third is a home office, which could be used as an occasional bedroom, with a door leading to the garage/ store and with the benefit of having potential to further develop.

Outside, the property shines with a mostly lawned rear garden with mature shrub borders, which ensures a high degree of privacy and is perfect for families. It also features a greenhouse. The front is part lawned and block-paved, providing off-road parking.

The well-regarded Historic 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

## PORCH

## ENTRANCE HALL

15'11" x 9'6" (4.86 x 2.91)

## LIVING ROOM

12'10" x 12'7" (3.93 x 3.85)

## DINING ROOM

14'10" x 12'10" (4.54 x 3.93)

## CONSERVATORY

12'8" x 8'4" (3.87 x 2.55)

## KITCHEN

9'4" x 8'4" (2.85 x 2.55)

## HOME OFFICE/BEDROOM

9'8" x 9'0" (2.96 x 2.76)

## DOWNSTAIRS WC

4'7" x 3'4" (1.42 x 1.02)

## BEDROOM ONE

12'10" x 12'10" (3.93 x 3.92)

## BEDROOM TWO

14'10" x 12'10" (4.54 x 3.93)

## BEDROOM THREE

9'4" x 5'3" (2.87 x 1.61)

## BATHROOM

9'4" x 5'3" (2.87 x 1.61)

## SEPERATE WC

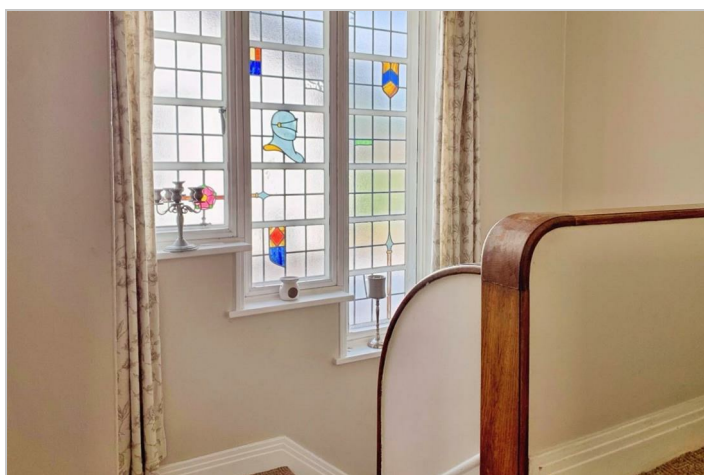
5'1" x 3'1" (1.55 x 0.96)

## GARAGE

9'5" x 9'0" (2.88 x 2.76)

## UTILITY/STORE

4'7" x 3'11" (1.42 x 1.21)



Road Map



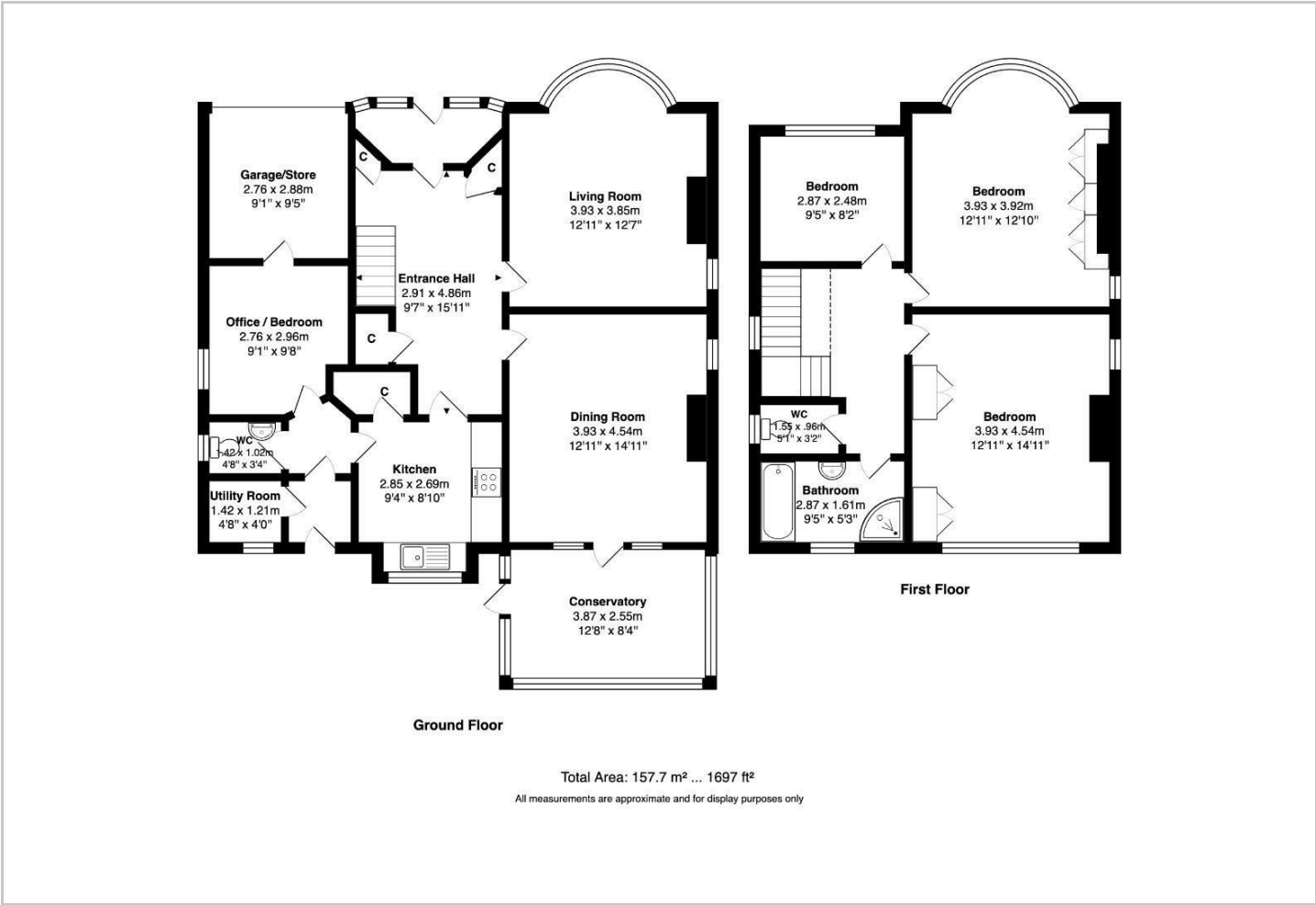
Hybrid Map



Terrain Map



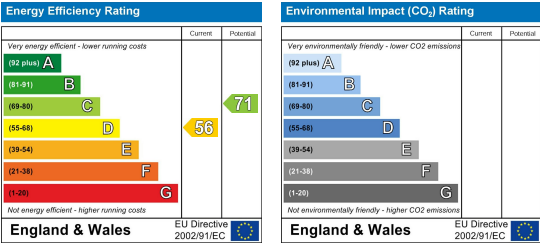
Floor Plan



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.