



**Woodhall Park Avenue, Pudsey, West
Yorkshire, LS28 7HF**
**Offers In Excess Of
£625,000**

HUNTERS[®]
EXCLUSIVE



Woodhall Park Avenue, Pudsey, West

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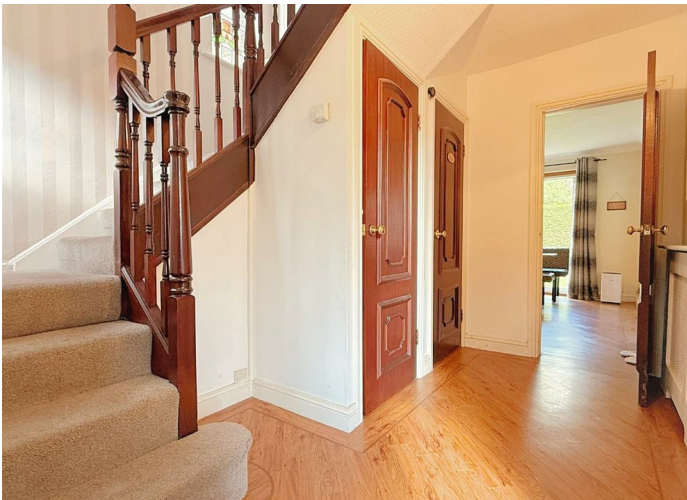
Now offered for sale with NO CHAIN involved. Situated in an envious plot and located in the sought-after Woodhall area, between Calverley and Pudsey, this impressive detached property offers an exceptional amount of space, extending to approximately 3,000 sq. ft. Its position provides excellent access into both Leeds and Bradford, plus on the doorstep of Priestthorpe School, making it ideal for commuters and families. With generous proportions throughout, the home will suit larger households as well as those in need of flexible space for multi-generational living. Sitting on a sizeable plot, it features a gated carriage driveway, integral garage, and a private rear garden.

Inside, the accommodation is arranged over three floors and benefits from gas central heating and uPVC double glazing. The ground floor begins with an entrance porch and hallway complete with guest WC and storage cupboards. The main living room is bright and dual-aspect, flowing through to a dining space with patio doors opening directly to the garden. The adjoining kitchen is fitted with matching units and has access to a side vestibule with an additional entrance and useful pantry. From the lounge, there is also access to the garage and a further large reception room, perfect as a family room, office, or playroom, with French doors leading outside.

An eye-catching stained-glass window illuminates the half-landing. On the first floor, there are four double bedrooms, with the master and second both benefitting from their own en-suite shower rooms. The family bathroom is fully tiled and modern, complete with a freestanding tub and separate shower. A smaller room on this level currently serves as a laundry/utility but could be re-purposed as a study. The top floor offers two more double bedrooms, one with its own en-suite WC.

Externally, the home enjoys excellent kerb appeal, with a sweeping gated driveway offering off-street parking for multiple vehicles and direct access to the garage. At the rear, is an enclosed lawned garden provides privacy and plenty of space for outdoor entertaining.

Woodhall, Leeds, offers a peaceful suburban setting with excellent access to both Leeds and Bradford, making it ideal for commuters seeking a quieter lifestyle without sacrificing convenience. The area features a variety of homes, from traditional semis and stone-built cottages to modern family houses, many enjoying leafy surroundings and open views. Local life benefits from easy access to nearby Pudsey and Calverley for shopping, cafés, pubs, and everyday amenities, while green spaces such as Woodhall Hills Golf Club, Post Hill, and the surrounding countryside provide plenty of opportunities for walking, cycling, and outdoor recreation. With good road links, nearby rail stations, and a friendly, close-knit feel, Woodhall appeals to families, professionals, and anyone looking for a well-connected yet tranquil place to call home.





GARAGE
14'2" x 20'8"

FAMILY ROOM
18'0" x 13'8"

LIVING ROOM
12'6" x 25'5"

DINING ROOM
9'10" x 12'5"

KITCHEN
10'10" x 13'2"

GROUND FLOOR W/C
4'10" x 2'6"

BEDROOM
13'6" x 20'3"

BEDROOM
12'5" x 10'0"

BEDROOM
22'1" x 12'10"



BEDROOM
12'6" x 10'9"

LAUNDRY ROOM / HOME OFFICE
9'11" x 5'2"

BATHROOM
6'7" x 7'11"

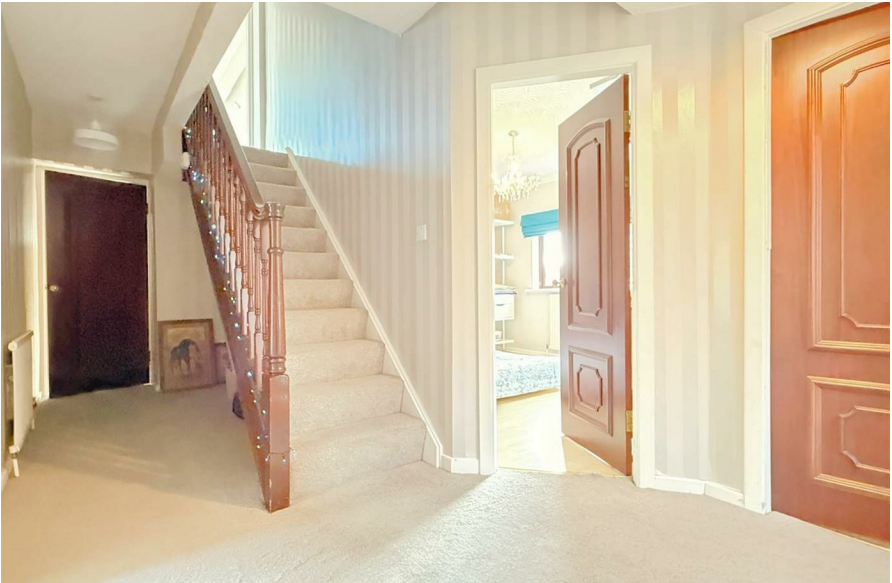
ENSUITE
11'6" x 2'7"

BEDROOM
14'2" x 20'0"

BEDROOM
22'11" x 14'7"

ENSUITE W/C
2'5" x 7'10"





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	72
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: 280.6 m² ... 3020 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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