



**WAINHOUSE**  
PROPERTIES



## 11 WOODROYD GARDENS LUDDENDENFOOT

**£160,000**  
**FREEHOLD**

New to market is this charming mid-terrace house located in the picturesque Woodroyd Gardens, Luddendenfoot. Upon entering, you are greeted by a kitchen, dining area and cosy living room, perfect for relaxing or entertaining guests. The property boasts two lovely bedrooms, ideal for a small family or as a guest room/home office combination. The house features a well-maintained bathroom, ensuring convenience and comfort, with a total of 797 sq ft of living space, there is ample room to move around and make this house your home. Built in 1935, this house exudes character and charm while offering modern amenities for contemporary living. The gardens to the front and rear of the property provide great outdoor space. One of the highlights of this property is the loft space, complete with a drop-down ladder and skylight. Don't miss the opportunity to own this delightful house in Woodroyd Gardens. Contact us today to arrange a viewing and take the first step towards making this property your new home.



• MID TERRACE PROPERTY • TWO BEDROOMS • KITCHEN DINER • SPACIOUS LIVING ROOM

**Kitchen Diner**

Access via a PVCu front door, fitted cupboards incorporating a stainless steel sink and drainer. Free standing cooker and under unit fridge and freezer, Large storage cupboards to the dining area, double glazed window to the front and radiator. Door to:

**Living Room**

With large double glazed window overlooking the rear garden, fire place with decorative surround, wall lighting, radiators and door to:

**First Floor**

with loft access point and door to:

**Bedroom One**

Double room with double glazed window to the rear, fitted wardrobes and good sized storage cupboard.

**Bedroom Two**

Further double with double glazed window to the front and radiator.

**Bathroom**

Three piece suite comprising of WC, wash basin and bath with shower over head. Chrome towel rail and frosted double glazed window.

**Attic Room**

Versatile room which could be used as an office space or snug area, drop down ladder from the first floor landing, lighting and sky light window.

**External**

To the front there is a paved area with steps to the front

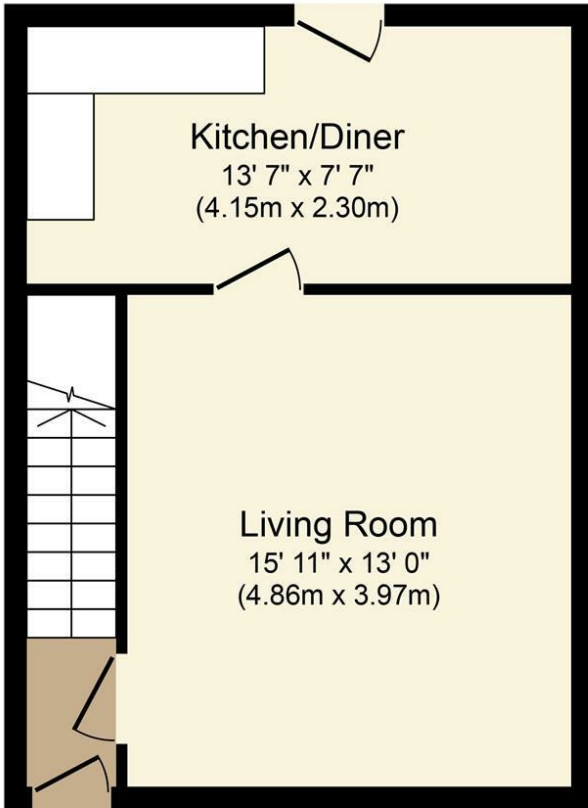
door and gated access. The rear is tiered and has a paved patio, garden shed and seating area.



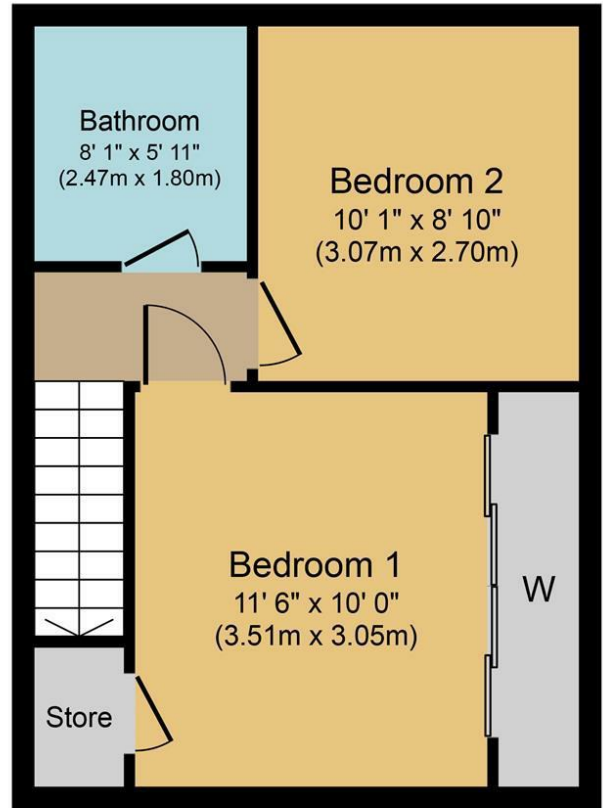


• THREE PIECE BATHROOM • CONVERTED ATTIC ROOM • YARD TO THE FRONT • GARDEN TO THE REAR





**Ground Floor**  
Approximate Floor Area  
356 sq. ft.  
(33.1 sq. m.)

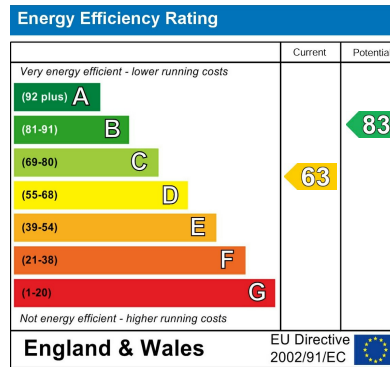


**First Floor**  
Approximate Floor Area  
356 sq. ft.  
(33.1 sq. m.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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