



Stoneacre
Properties



Woodland Close, Leeds, LS15 7BY

Offers Over £400,000

Spacious 4-Bedroom Semi-Detached Home with Separate Office, Workshop & Allotment — Quiet Cul-de-Sac Living with Excellent Local Schools and Transport Links

Located in a quiet cul-de-sac close to Crossgates town centre and Temple Newsam Park, this well-presented four-bedroom semi-detached home offers a great mix of space and practicality for growing families, professionals, and commuters. The property includes a detached office with water, power, and high-speed internet, ideal for remote work, alongside a timber workshop, greenhouse, and dedicated allotment area.

Situated close to Crossgates, Temple Newsam Park, and excellent local schools, the property is well-served by transport links, including easy access to the M1 and local train and bus networks.

The ground floor comprises an entrance hallway, lounge, utility room, guest WC, and a spacious kitchen/family room. The first floor offers three bedrooms and a bathroom. The second floor features the master bedroom with an ensuite shower room and walk-in wardrobe. Externally, there's parking to the front and side, and a large garden with two outbuildings and a greenhouse.

ENTRANCE HALLWAY



Welcoming entrance hallway. Doors leading to the lounge and utility room. Under stairs storage. Central heating radiator. Door to front.

LOUNGE



Located at the front of the property, the lounge is a quiet space, separated from the main living areas. The large double-glazed bay window brings in plenty of natural light and provides views of the cul-de-sac. A log burner adds warmth and character. Central heating radiator.

UTILITY ROOM



The utility room includes wall and base units, plumbing for a washing machine, and space for a tumble dryer. There's a door leading to the pantry, which has shelving and access to the electricity and water meters. Access to the guest WC, side driveway, and the large kitchen/family room. Central heating radiator.

KITCHEN/FAMILY ROOM



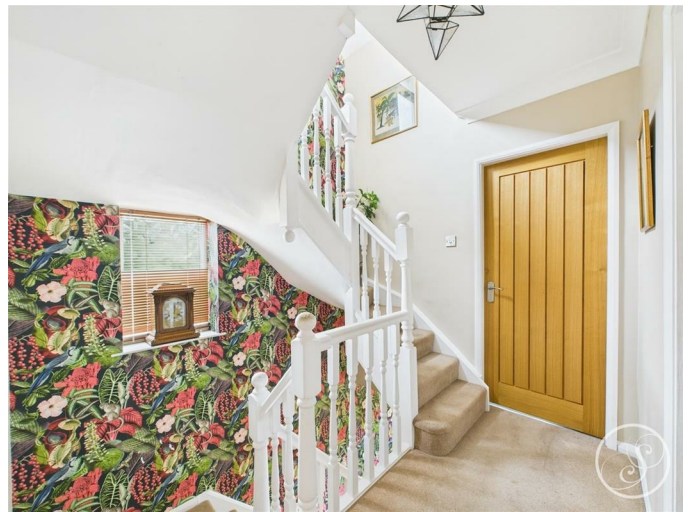
This spacious kitchen combines traditional charm with modern features. Classic shaker-style units and a Belfast sink complement the quartz worktops. Velux windows, double-glazed rear windows, and patio doors leading to the garden fill the room with light. Integrated appliances include a dishwasher, hob, and oven. There's also ample space for a dining table. Central heating radiator.

GUEST WC



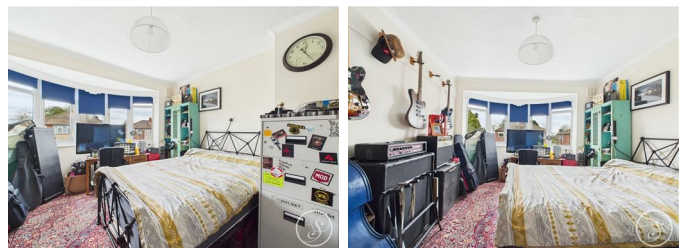
A practical guest WC, with a toilet and wash hand basin.

FIRST FLOOR LANDING



Access to the second floor. Double glazed window to the side. Access into bedrooms and bathroom.

BEDROOM TWO



This large double bedroom is at the front of the home, with a large double-glazed bay window offering natural light and views of the cul-de-sac. Central heating radiator.

BEDROOM THREE

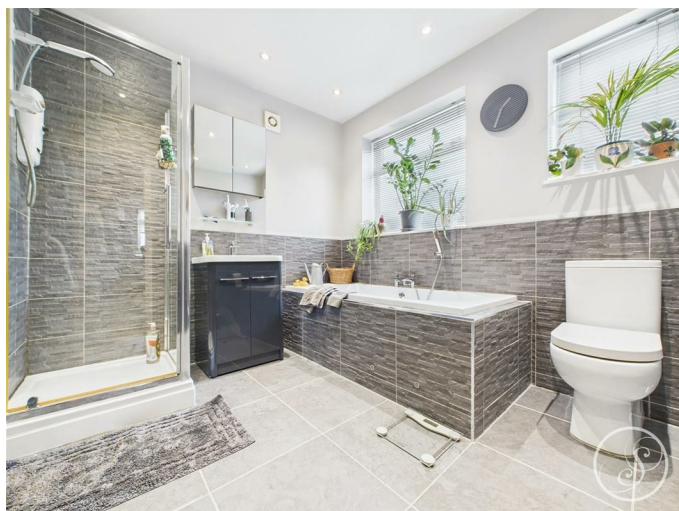


A double bedroom overlooking the rear garden, filled with natural light from the large double-glazed window. Central heating radiator.

BEDROOM FOUR/OFFICE

Overlooking the cul-de-sac, this small bedroom or office has a double-glazed window and is ideal for working from home or as a compact bedroom. Central heating radiator.

BATHROOM



The bathroom features a shower cubicle, separate bath with handheld shower, toilet, and vanity wash basin. There are two double-glazed windows letting in plenty of light. A heated towel rail. Tiled floor.

SECOND FLOOR LANDING

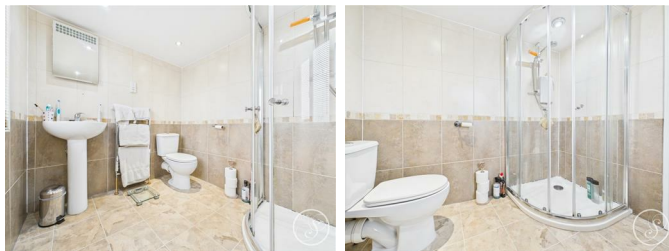
Access into bedroom and walk in wardrobe. Double glazed window to the side.

MASTER BEDROOM



This spacious master bedroom has a Velux window to the front and large double-glazed windows to the rear, making it light and airy. There's plenty of eaves storage, plus a built-in cupboard. Access to the ensuite shower room. Central heating radiator.

ENSUITE



The ensuite has a modern shower cubicle, WC, and wash hand basin. A heated towel rail and a double-glazed window to the rear add to the room's comfort.

WALK-IN-WARDROBE

A small walk-in wardrobe adjacent to the master bedroom offers convenient storage for clothing, shoes, and accessories. Central heating radiator.

EXTERNAL



The front and side of the property offer a spacious driveway with parking for up to four cars. The rear garden features an Indian stone patio, perfect for outdoor dining or relaxing.

DETACHED OFFICE SPACE



Ideal for remote work, the detached office is fully equipped with water, power, and internet access, providing a quiet and functional workspace away from the main house.

WORK SHOP

The insulated timber workshop has electricity and a reinforced concrete floor, making it ideal for storage, DIY projects, or as a dedicated hobby space.

GREEN HOUSE

The allotment area and greenhouse are well-established, perfect for growing vegetables, herbs, or flowers.

Floor Plan

