

HUNTERS®

HERE TO GET *you* THERE



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Woodnook Drive

Leeds, LS16 6PG

Guide Price £289,950



Council Tax: A



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Additional Info

Offer Acceptance & AML Regulations

Under the Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017, we are required to obtain proof of the source of funds for the purchase, as well as identification documents for all prospective buyers. We kindly ask buyers to assist with this process to avoid any delays in agreeing a sale.

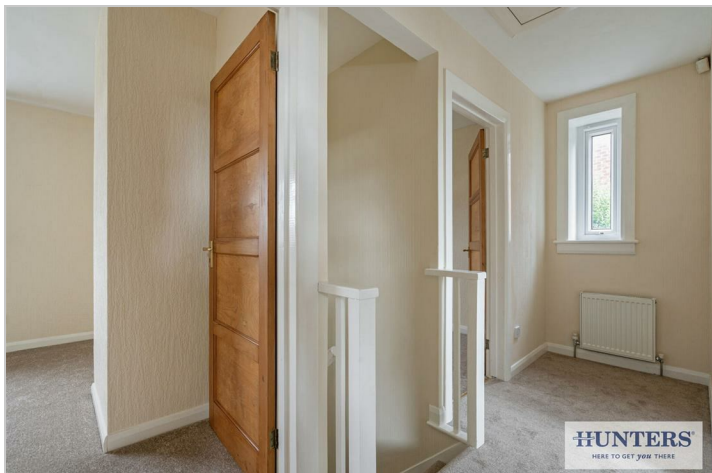
A fee of £42 (inclusive of VAT) per named buyer is payable by the successful purchaser(s). This fee covers the money laundering checks carried out by SmartSearch, the firm that administers our ID verification. Please note that the property will not be marked as sold subject to contract until all required identification has been provided and AML checks have been satisfactorily completed.

The extent of the property and its boundaries are subject to confirmation by inspection of the title deeds. All measurements provided in these particulars are approximate and intended for guidance only. Fixtures, fittings and appliances have not been tested, and no warranty can be given regarding their condition or functionality. Internal photographs are supplied for general information and should not be taken to imply that any specific item is included in the sale.

Mortgage Advice

We are pleased to offer mortgage advice through our partnership with CS Mortgage Solutions. To arrange an appointment, please contact the branch and we will organise for an advisor to help you find the most suitable mortgage for your circumstances. The initial consultation is free of charge and without obligation. A fee may be payable should you choose to proceed with their services.

Please Note



A satellite map showing a residential area. A yellow location pin is placed on Tinhill Ln. To the left, Troy Rd is visible with a red and white striped marker. Further left, Wood Hill Rd is labeled. The map shows houses, trees, and a road network. At the bottom, text reads 'bus, Landsat / Copernicus, Maxar Technologies'.

A map from Google Maps showing the area around Horsforth. A red pin is placed on a road, likely marking the location of the site. The map includes labels for 'TINSHILL', 'Troy', 'Horsforth', and 'Low Ln'. The Google logo is visible in the bottom left corner, and 'Map data ©2026 Google' is in the bottom right corner.

Approximate Floor Area = 125.8 sq m / 1354 sq ft
Garage = 46.5 sq m / 500 sq ft
Total = 172.3 sq m / 1854 sq ft

Second Floor

Ground Floor

First Floor

(Not Shown In Actual Location / Orientation)

IN

IN

IN

Up

Up Dn

Dn

Loft

5.47 x 3.29
17'11 x 10'10

6.49 x 3.70
21'4 x 12'2

4.07 x 3.94
13'4 x 12'11

3.41 x 2.73
11'2 x 8'11

3.40 x 3.73
11'2 x 12'3

5.55 x 2.76
18'3 x 9'1

5.84 x 5.16
19'2 x 16'11

6.41 x 6.19
21'0 x 20'4

Reduced head height below 1.5m

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Approximate Floor Area = 125.8 sq m / 1354 sq ft
Garage = 46.5 sq m / 500 sq ft
Total = 172.3 sq m / 1854 sq ft

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #112083

Please contact our Hunters Yeadon Office
on 01132029923 if you wish to arrange a viewing appointment for this
property or require further information.

Energy Efficiency Rating

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		

EU Directive 2012/27/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
92 (plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

EU Directive 2012/27/EC

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.