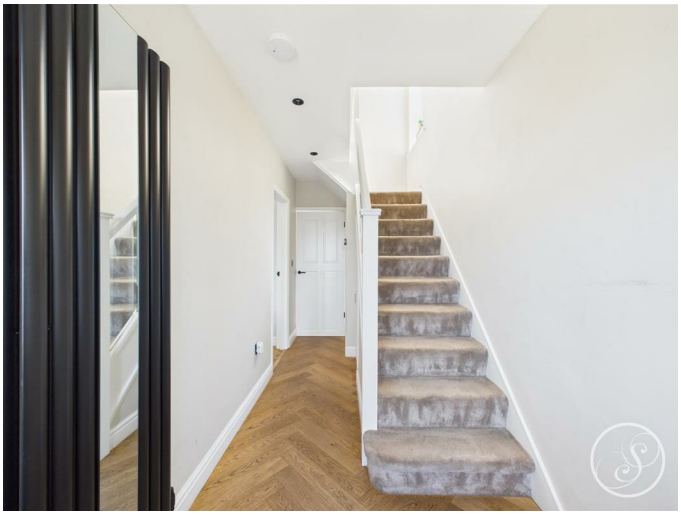
Stoneacre
Properties

Woodland Rise, Leeds, LS15 7DL

Offers Over £315,000

Offered for sale is this stunning semi-detached family home located in the desirable area of Woodland Rise, Leeds. This property boasts a modern and inviting open-plan kitchen, dining, and living space, perfect for both entertaining and family gatherings. The house features three well-proportioned bedrooms, providing ample space for a growing family or guests. The beautifully appointed bathroom is a true highlight, showcasing a luxurious freestanding bath and a walk-in shower, offering a perfect retreat for relaxation. One of the standout features of this property is the large garden, which is reputed to be the biggest in the area. This expansive outdoor space is perfect for children to play, gardening enthusiasts, or simply enjoying the fresh air during the warmer months. Additionally, the property benefits from off-road parking, ensuring convenience for you and your guests. For added peace of mind, the home is equipped with CCTV and solar panels, enhancing both security and energy efficiency. This property is not just a house; it is a wonderful family home that combines modern living with practical features in a sought-after location. Do not miss the opportunity to make this exceptional property your own.

Entrance Hall



Door to front. Central heating radiator. Under stairs storage cupboard. Staircase leading to first floor.

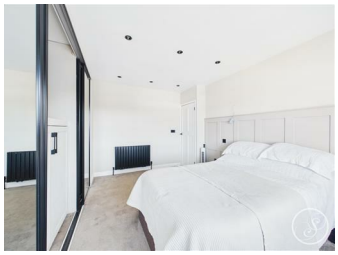
Open Plan Lounge/Diner/Kitchen

The living area is beautifully presented and boasts ample space for a large corner sofa. Modern media wall with lighting and fire. Double glazed window to front. Open plan into kitchen/dining space. The kitchen/dining spaces boasts French doors that lead out to the rear garden. The kitchen is fitted with a range of modern wall and base units with work surfaces over incorporating a sink and drainer unit. Integrated oven, hob, extractor fan, microwave, washing machine, dish washer and fridge/freezer.

First Floor Landing

To the side is a double glazed window. Access into a boarded loft via a pull down ladder.

Bedroom One

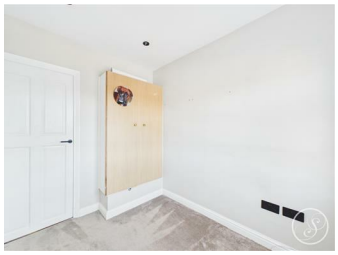


To the front is a double glazed window. Central heating radiator. Fitted wardrobes.

Bedroom Two

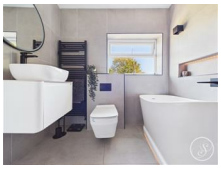
To the rear is a double glazed window. Central heating radiator.

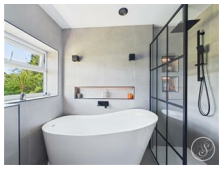
Bedroom Three



To the front is a double glazed window. Central heating radiator. Built in storage cupboard.

Bathroom



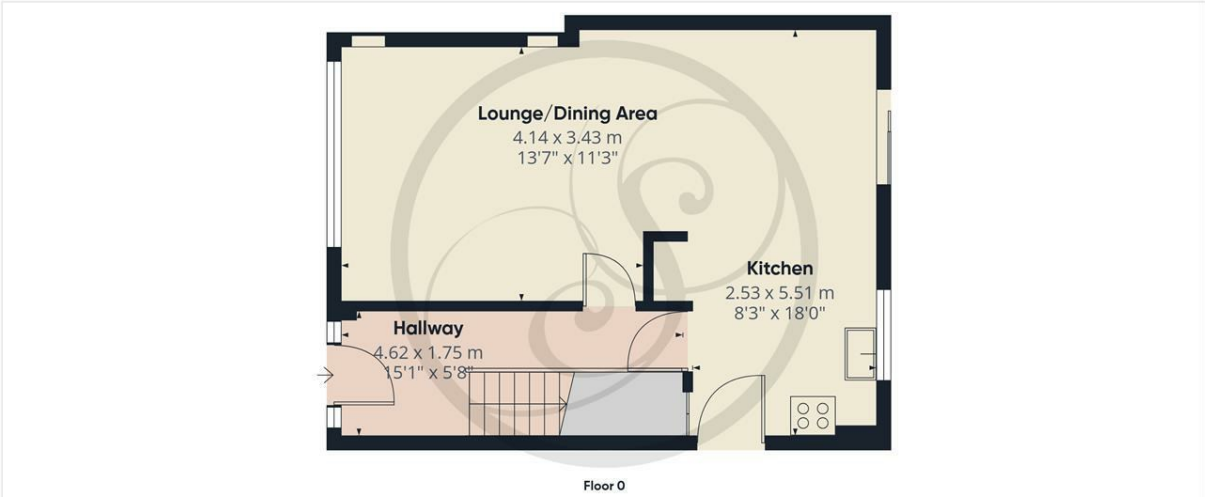


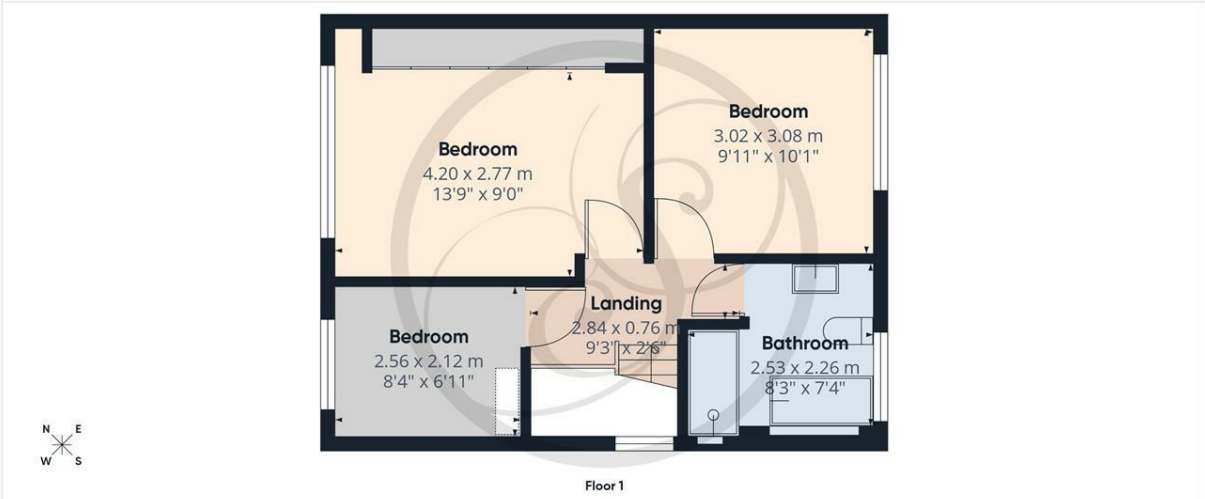
Fitted with a stunning modern suite comprising freestanding bath, walk in shower, vanity wash hand basin and wc. In addition there is a double glazed window, tiling and a heated towel rail.

External

To the front is a garden and off street parking. To the rear is a large garden that must be viewed to be fully appreciated. The garden is a fabulous size and offers a wonderful space for children to play or family gathering.

Floor Plan





Approximate total area(1)
75.5 m²
813 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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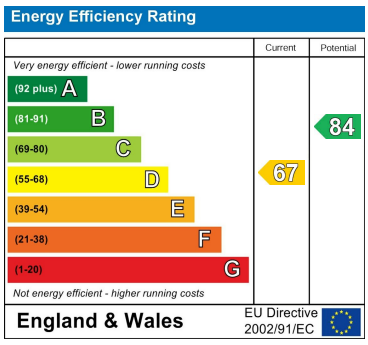
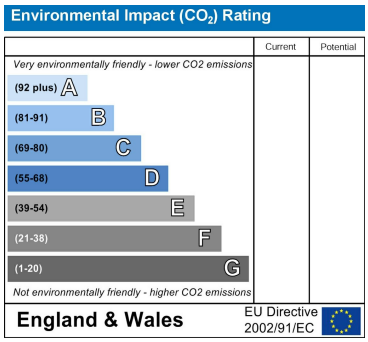
Area Map

Energy Efficiency Graph





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