



**Woodhill Road, Leeds LS16 7DA**



**welcome to**

**Woodhill Road, Leeds**

NO ONWARD CHAIN, this spacious four-bedroom semi-detached home in Cookridge has been a cherished family residence for many years. The property provides generous and versatile living accommodation. Benefits from a private driveway, a detached garage and garden.



## Woodhill Road

A spacious and versatile family home in the heart of Cookridge, offering an excellent opportunity for buyers to modernise and make it their own.

Set over three floors, the accommodation briefly comprises: a welcoming entrance hallway, a bright lounge with bay window, a separate dining room, and a fitted kitchen on the ground floor. The first floor features three well-proportioned bedrooms, a family bathroom, and a separate WC. On the second floor, there's a further generously sized bedroom along with useful eaves storage.

Externally, the property benefits from a driveway and single garage, providing ample off-street parking and storage. To the rear is a good-sized garden—ideal for families or those who enjoy outdoor space. Offered with no onward chain, this is a fantastic opportunity not to be missed. Internal viewing is highly recommended!

## Ground Floor

### Entrance Hallway

The front door opens into a generous entrance hall, featuring laminate flooring, a side-facing window that brings in natural light, a central heating radiator, and a staircase leading to the first floor.

### Lounge

10' 10" + bay x 11' 10" max ( 3.30m + bay x 3.61m max )

At the front of the property is a generously sized lounge, featuring a large bay window that fills the room with natural light, along with a central heating radiator for added comfort.

### Dining Room

12' 9" x 10' 10" ( 3.89m x 3.30m )

To the rear of the property is a versatile second reception room, complete with a central heating radiator and double patio doors that open directly onto the rear garden.

## Kitchen

12' 8" max x 7' 2" ( 3.86m max x 2.18m )

The kitchen is fitted with a range of wall and base units topped with laminate work surfaces, incorporating a stainless steel sink with mixer tap. There's space for a cooker and dishwasher, along with plumbing for a washing machine. Additional features include a radiator, tiled walls, a rear-facing window, a handy storage cupboard, and a side entrance door for added convenience.

## First Floor

### Landing

Stairs from the ground floor, stairs to the second floor and window to the side.

### Bedroom One

10' 11" + bay x 8' 10" to robes ( 3.33m + bay x 2.69m to robes )

A well-proportioned double bedroom positioned at the front of the property, featuring built-in wardrobes and drawers along with a window seat for convenient storage, a central heating radiator, and a charming bay window that fills the room with natural light.

### Bedroom Two

10' 8" x 9' 9" ( 3.25m x 2.97m )

A second double bedroom with integrated wardrobes, radiator and window to the rear

### Bedroom Three

7' 7" x 7' 5" ( 2.31m x 2.26m )

Radiator and window to the front

## Bathroom

The bathroom comprises; Step in shower cubicle with curved screen, wash basin, tiled walls and window to the side.

## Separate Wc

Low flush wc and window

## Second Floor

Useful eaves storage

### Bedroom Four

9' 6" x 9' 3" ( 2.90m x 2.82m )

A good sized bedroom to the second floor with integrated wardrobes and storage, radiator and window to the front with lovely views.

## Outside

To the front of the property, you'll find a mature garden with a hedge border offering added privacy, alongside a driveway providing off-street parking and access to a single garage.

To the rear, the property boasts a private and enclosed garden, mainly laid to lawn with hedge and fence boundaries. A paved patio area offers the perfect spot for outdoor dining or relaxation, and there's also a greenhouse—ideal for gardening enthusiasts.

## Garage

15' 11" x 8' ( 4.85m x 2.44m )

A useful single garage ideal for storage



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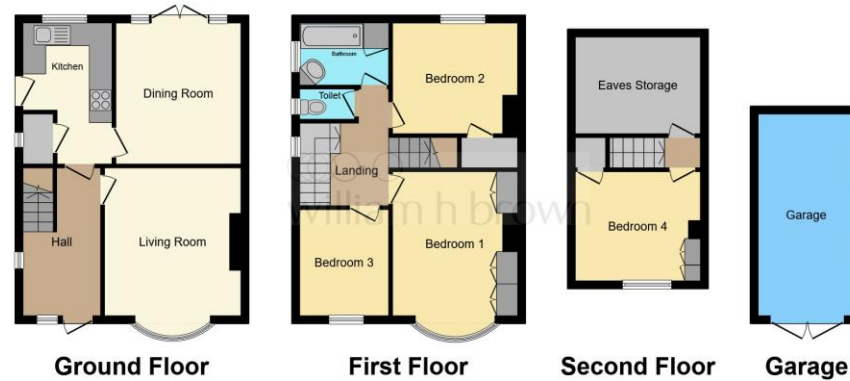


welcome to

## Woodhill Road, Leeds

- Offered with NO CHAIN
- Four Bedroom Semi-Detached
- Private Rear Garden
- Driveway & Single Garage
- Popular Residential Area

Tenure: Freehold EPC Rating: D  
Council Tax Band: D



**£350,000**

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william h brown



**0113 258 3476**



[Horsforth@williamhbrown.co.uk](mailto:Horsforth@williamhbrown.co.uk)



110-112 New Road Side, Horsforth, Leeds,  
West Yorkshire, LS18 4QB



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**