



YORKSHIRE'S  
**FINEST**  
HOMES COLLECTION

# Woodland Garth, Rothwell, Leeds

Offers In The Region Of  
£495,000

- Impressive 5 Bedroom Detached Family Home
- Open-plan kitchen dining room with French doors to the garden
- Ideal for modern family living and entertaining
- Private driveway parking for two vehicles and electric vehicle charging point
- Garage with electric roller door, power and lighting
- Situated in a highly desirable residential location

## An Exceptional Five Bedroom Detached Family Home

Woodland Garth is an outstanding five-bedroom detached residence in a closed cul-de-sac, beautifully arranged over three generous floors and finished to a high modern standard throughout. Designed with family living and entertaining in mind, this impressive home offers bright, spacious accommodation, contemporary design, and quality fixtures and fittings.

The property further benefits from underfloor heating throughout the ground floor and an brand new energy-efficient air source heat pump, combining comfort with modern sustainability.



## Ground Floor

### Elegant Entrance Hall

A welcoming and stylish entrance hall featuring Engineered Hardwood flooring, a composite front door, and a staircase rising to the first floor. Doors lead to the living room, kitchen dining room, garage, and cloakroom WC, creating a practical and well-connected layout.

### Living Room

A beautifully presented reception room offering a relaxing space to unwind. The room features soft carpeted flooring and a large UPVC bay window that overlooks the front garden, filling the room with natural light.

Double doors open directly into the kitchen dining room, creating a seamless flow between formal and informal living areas.

### Stunning Open-Plan Kitchen Dining Room

The heart of the home is the impressive open-plan kitchen and dining space, perfectly designed for modern living and entertaining.

The kitchen is fitted with a stylish range of high-gloss handleless wall and base units, complemented by quartz work surfaces and premium integrated appliances including:

- Five-ring AEG induction hob
- Designer extractor hood
- Wall-mounted oven
- Integrated fridge freezer
- Integrated dishwasher
- One-and-a-half bowl sink with chrome mixer tap

A UPVC window overlooks the rear garden, while inset LED spotlights provide a sleek, contemporary finish. A useful understairs storage cupboard is also located within the kitchen.

The dining area comfortably accommodates a large family dining table, with UPVC French doors opening directly onto the rear terrace, creating the perfect setting for indoor-outdoor entertaining.

### Utility Room

A practical and well-designed utility room offering quartz work surfaces, wall-mounted storage, and space for both a tumble dryer and drinks fridge. A composite door provides side access to the garden, and the room is finished with luxury vinyl tile flooring.





#### Cloakroom WC

A convenient ground floor cloakroom featuring a low-level WC, vanity wash basin with storage, and a high-powered extractor fan.

#### First Floor

##### Landing

A spacious landing with carpeted flooring and access to three bedrooms and the family bathroom, along with stairs leading to the second floor.

##### Principal Bedroom Suite

A generous principal bedroom offering fitted sliding wardrobes, carpeted flooring, and a UPVC window overlooking the front of the property. The room offers ample space for additional bedroom furniture and benefits from a private ensuite shower room.

##### Ensuite Shower Room

Finished to a modern standard with:

- Quadrant shower cubicle
- Thermostatically controlled mixer shower
- Vanity wash basin with storage cupboard
- Frosted UPVC window
- Additional storage cupboard

##### Bedroom Two

A spacious double bedroom with carpeted flooring and a UPVC window overlooking the rear garden.

##### Bedroom Three

Another comfortable double bedroom featuring carpeted flooring, space for bedroom furniture, and a UPVC window overlooking the front of the property.

##### Family Bathroom

A contemporary family bathroom comprising:

- Quadrant shower bath with thermostatic mixer shower
- Concealed cistern WC
- Inset wash basin with vanity storage
- Stylish floor and wall tiling
- Frosted window
- Light grey heated towel rail
- High-powered extractor fan

## Second Floor

### Landing / Study Area

The second floor opens onto a versatile landing space featuring carpeted flooring and a Velux roof window. This area lends itself perfectly to a home office, reading area, or study space.

### Bedroom Four

A spacious and characterful bedroom featuring vaulted ceilings, Velux roof window, and an additional UPVC window to the front, allowing plenty of natural light.

### Shower Room

A modern shower room fitted with:

- Quadrant shower cubicle with thermostatic mixer shower
- Low level WC
- Vanity wash basin with storage
- Graphite grey heated towel rail
- Floor and wall tiling
- Velux roof window

### Bedroom Five

A further double bedroom with carpeted flooring, UPVC window overlooking the front, and loft access, making this an ideal guest bedroom, teenager's room, or additional home office.

## Outside

### Front Garden & Parking

To the front of the property is a private driveway with electric vehicle charging point providing off-street parking for two vehicles, alongside a lawned garden area.

The property also benefits from a single garage with electric roller door, complete with mains power and lighting.

### Landscaped Rear Garden

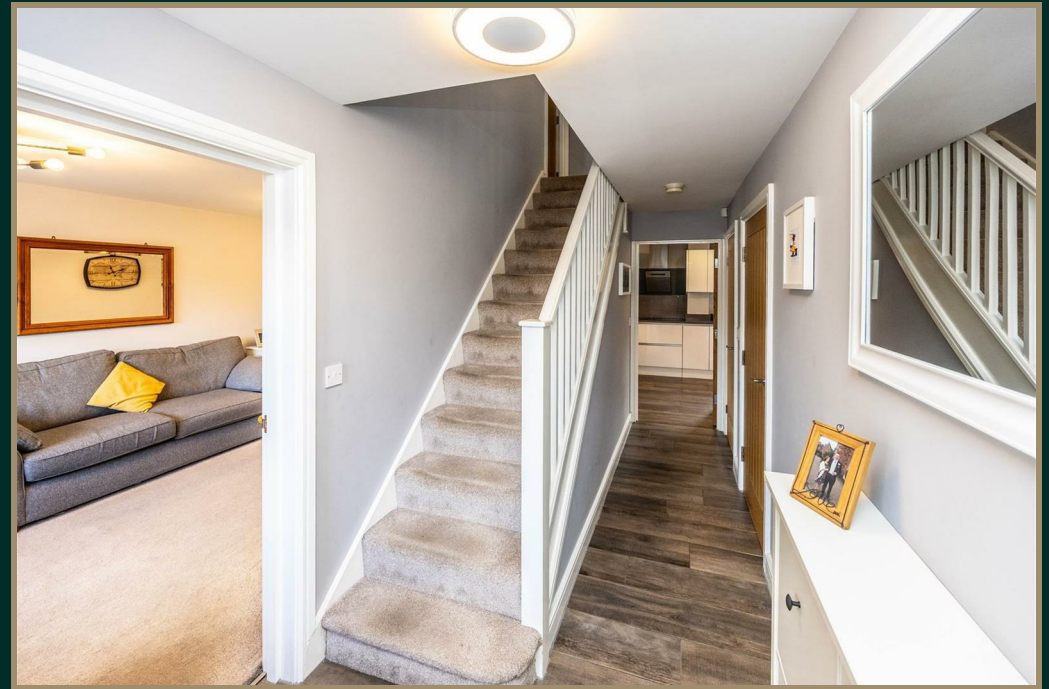
The rear garden has been beautifully landscaped, providing an ideal space for relaxing and entertaining.

Features include:

- A generous paved terrace, perfect for alfresco dining
- A well-maintained lawn
- Raised planting beds
- Mature trees and shrubs, offering colour and privacy throughout the seasons

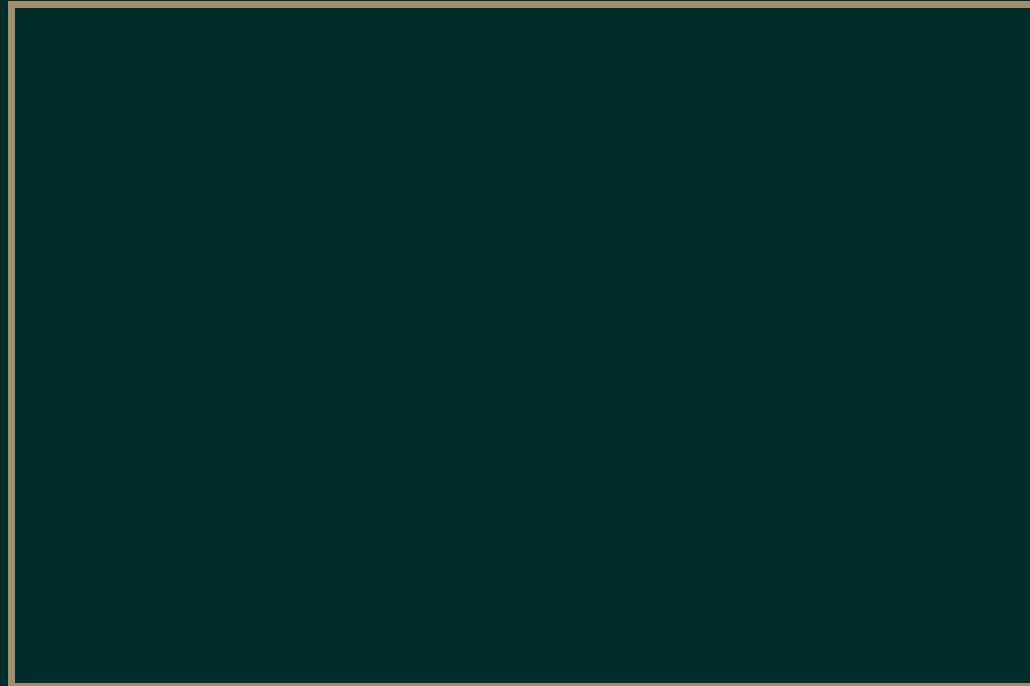
This attractive outdoor space provides the perfect setting for family life and summer gatherings.

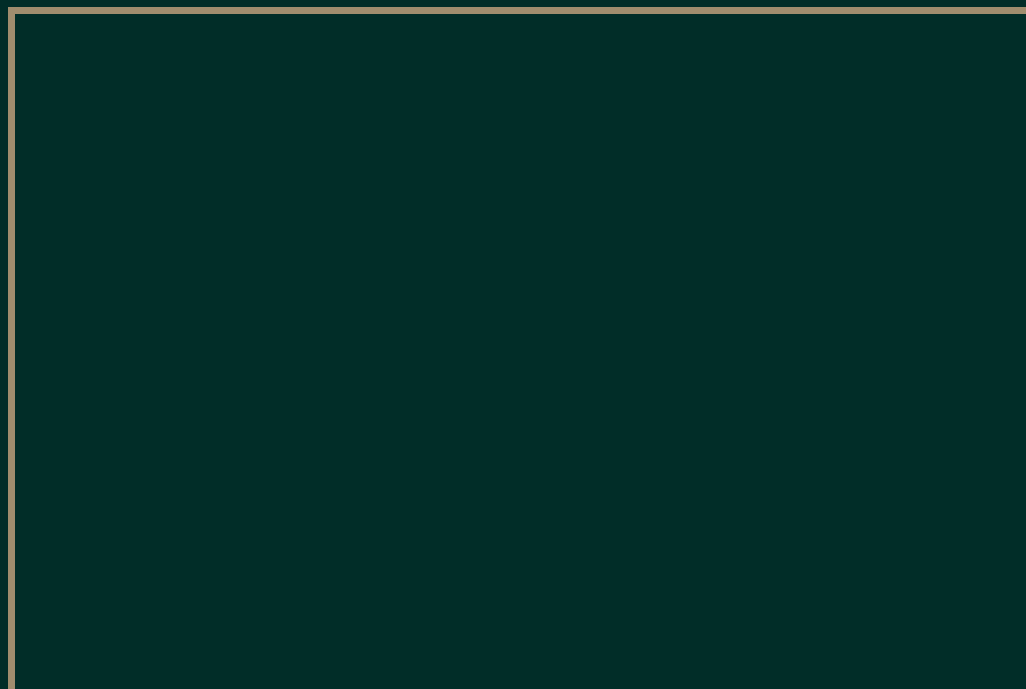
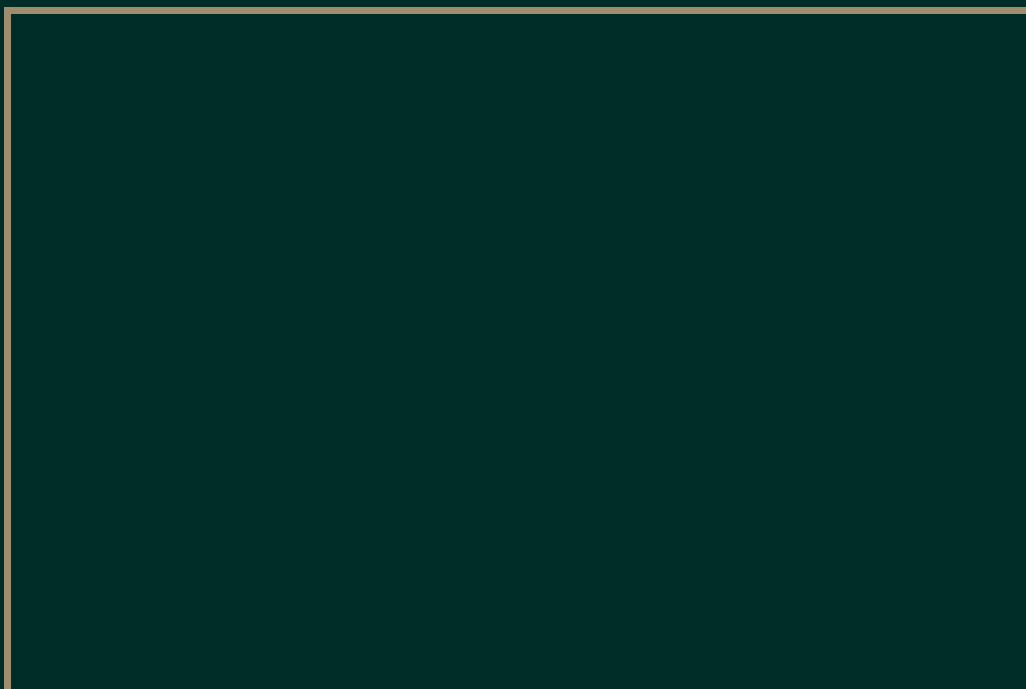
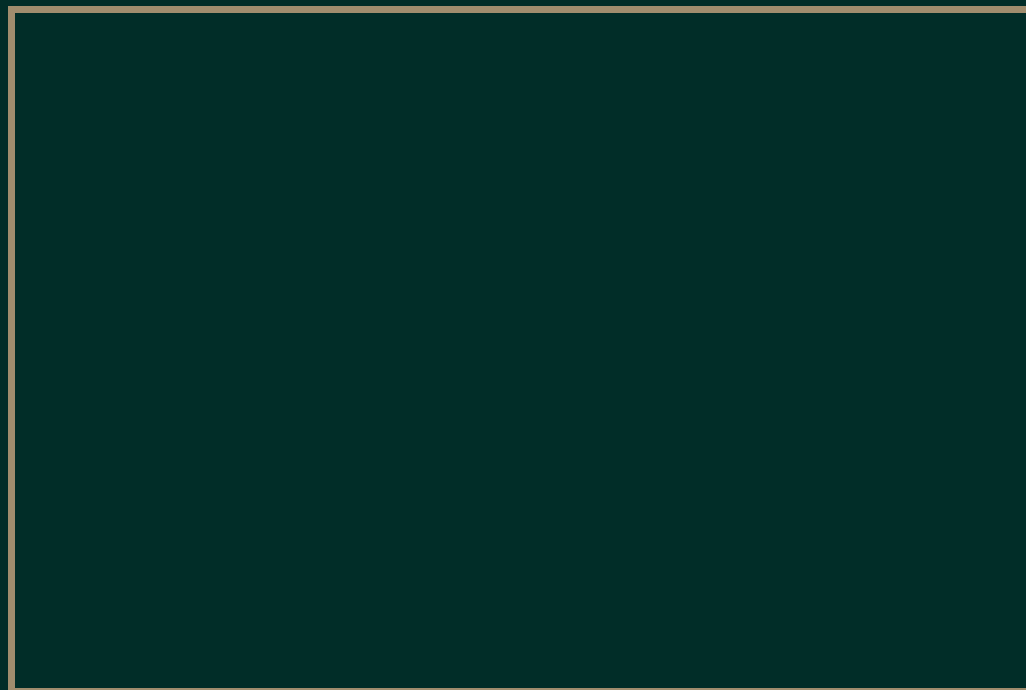


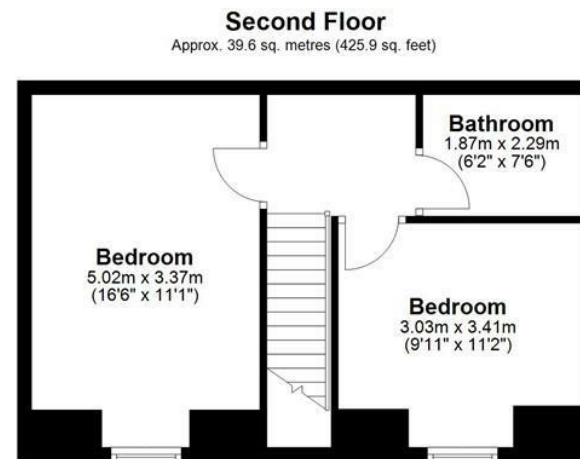
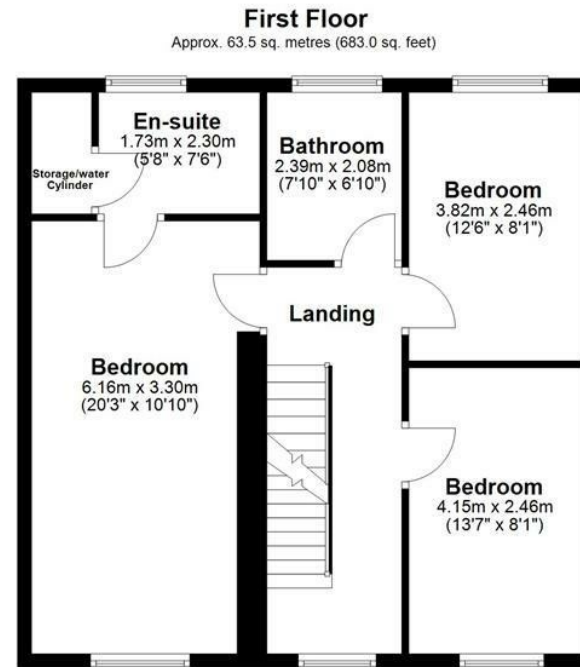
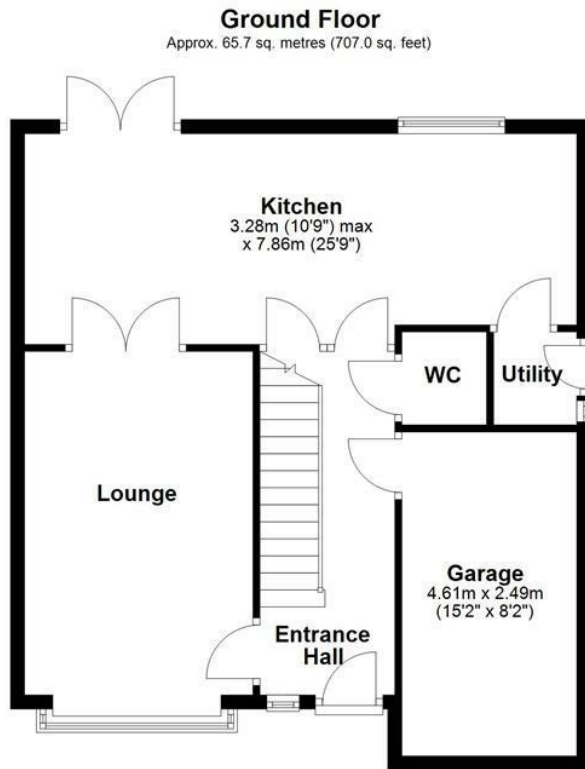












Total area: approx. 168.7 sq. metres (1815.9 sq. feet)



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