



Woodhall Hills, Pudsey , LS28 5QY

**Offers In The Region Of
£600,000**

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EXCLUSIVE



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A truly one-of-a-kind detached former Sunday school dating back to 1857, tucked away in the highly desirable Hamlet at Woodhall Hills. Bursting with history and period character, this exceptional three-bedroom home offers exposed beams, original fireplaces, a charming cottage-style kitchen, flexible living space and two bathrooms plus WC. Outside is equally impressive, with expansive private gardens, mature planting, historic stonework, driveway parking and a powered garage with further potential, subject to planning. A rare opportunity to own a unique slice of local history.

- Unique detached property within "The Hamlet"
- Expansive, private and beautifully established gardens
 - Former Sunday school dating back to 1857
- Three bedrooms with versatile ground-floor accommodation
- Wealth of original character, period fireplaces and exposed beams
 - Two bathrooms plus additional WC
- Cottage-style kitchen with integrated appliances & Belfast sink
- Driveway parking plus powered garage with conversion potential (STPP)
 - A must see home - unlike any other home on the market!





Hunters Exclusive, presents this truly one-of-a-kind detached home, steeped in history and tucked away in the ever-desirable setting of The Hamlet, Woodhall Hills. Previously a Sunday school in 1857 the property is bursting with period character, including engraved stonework, exposed beams, original fireplaces and a fascinating history that the current owners have carefully preserved through original items including the old bell and books.

Set within a substantial plot, this unique three-bedroom residence offers wonderfully versatile accommodation, two bathrooms plus an additional WC, a charming cottage-style kitchen, conservatory entrance porch, garage, driveway and expansive gardens.

The generous conservatory porch provides a practical and welcoming entrance, with central heating making it a useful year-round space for coats, shoes and everyday family life. From here, you enter a characterful dining room with exposed beams, hardwood flooring and an impressive original fireplace, creating a wonderfully flexible room that could be adapted to suit a variety of family needs.

At the heart of the home is a bright and spacious internal hall, flooded with natural light from above through a Velux window and centred around a striking spiral staircase which adds even more personality to this already unique home. The kitchen follows beautifully from the central hallway and is full of charm, with white painted timber units, wood worktops, Belfast sink, tiled flooring, exposed beams and modern integrated appliances. It has a real cottage feel while still offering the practicalities needed for modern-day living.

Also on the ground floor is a utility area and WC, along with a versatile bedroom featuring exposed beams and a period fireplace. This combination provides excellent flexibility for those seeking predominantly single-level living, multi-generational accommodation or space for a dependent family member.



Completing the ground floor is a separate living room/playroom with dual-aspect natural light, exposed beams, hardwood flooring, a gas fireplace and an exposed stone feature wall, creating another warm and characterful family space.

Upstairs are two generous double bedrooms, both filled with natural light from Velux windows and low-level windows, while exposed beams continue the period charm seen throughout the home. The principal bedroom comfortably accommodates a king-size bed and benefits from a beautifully finished en-suite bathroom with separate bath and shower, terrazzo tiling and access to a deceptively large walk-in wardrobe with lighting and further eaves storage. The second bedroom also benefits from its own en-suite WC.

Outside is where this home becomes even more special. The garden is split into two main sections, with the area immediately around the property beautifully landscaped with mature borders, established trees including a cherry tree, attractive grape vines and wonderful historic touches including the original sundial and inscriptions within the stonework.

Beyond this is an expansive lawned garden which feels incredibly private and secluded. Surrounded by large mature hedging, it creates a peaceful and secure setting where you can sit, relax and feel completely tucked away from the outside world. It is a genuinely special outdoor space and a rare find in such a sought-after location.

The property also benefits from driveway parking and a garage with power, providing useful parking and storage. Subject to the necessary planning permissions, the garage may also offer potential for conversion should additional living accommodation be desired in the future.

All in all, this is a truly individual home offering history, charm, versatility and an exceptional plot. If you are looking for a property with real character and something genuinely different from the norm, this is an absolute must-see.



KITCHEN
10'5" x 7'6"

DINING ROOM
13'9" x 10'2"

LIVING ROOM
14'9" x 11'9"

BEDROOM THREE
13'1" x 12'1"

CONSERVATORY
10'5" x 6'6"

SHOWER ROOM
11'1" x 10'2"



BEDROOM ONE
20'4" x 11'1"

EN-SUITE
4'3" x 4'3"

BEDROOM TWO
12'9" x 10'9"

EN-SUITE
10'9" x 7'10"

WALK IN WARDROBE

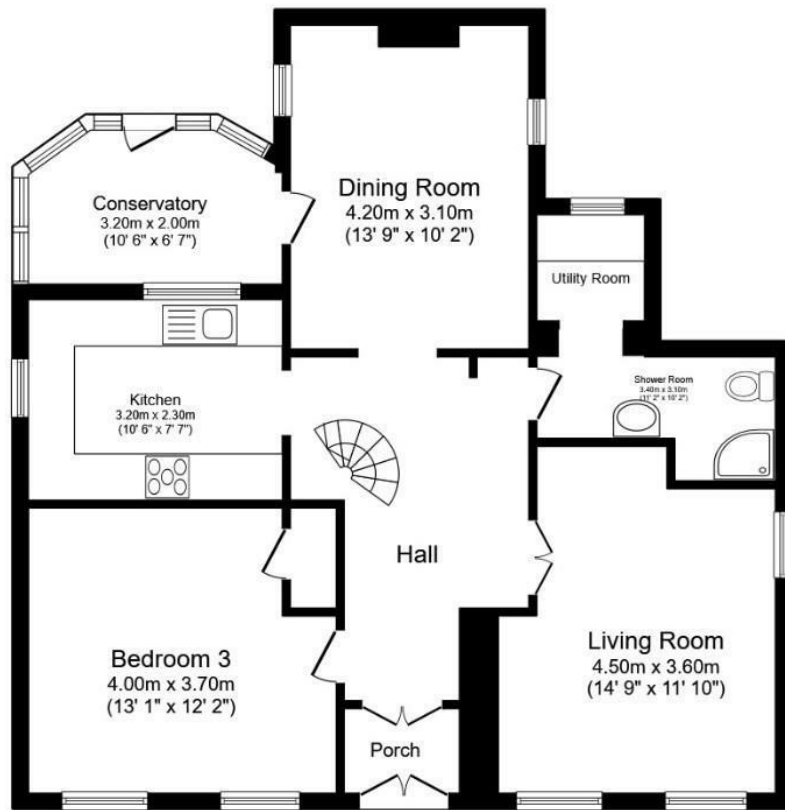


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	34	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

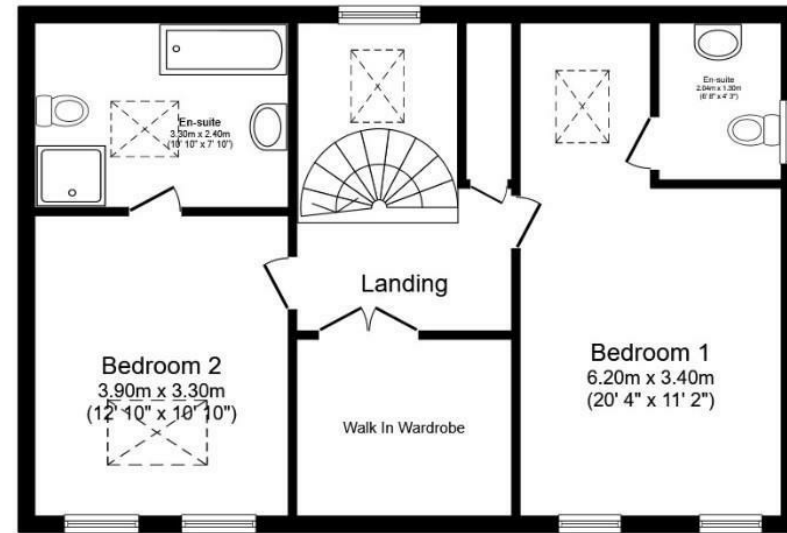
DISCLAIMER

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Ground Floor



First Floor

Total floor area 140.6 sq.m. (1,513 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

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