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Woodhall Park Drive

Stanningley, Pudsey, LS28 7EY

£475,000

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Council Tax: E





5 Woodhall Park Drive

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Standing proudly on a generous detached plot within the ever-popular Woodhall area, this unique and impressive four-bedroom family home offers an exceptional combination of space, versatility and original character. Grand yet welcoming, the property has been thoughtfully arranged to accommodate the changing needs of modern family life and must be viewed to be fully appreciated.

A bright central hallway creates an immediate sense of space and provides excellent separation between the ground-floor reception rooms. The principal living room is a beautiful dual-aspect space with a wonderful outlook across the gardens. Filled with natural light, it is rich in period charm, with a decorative ceiling, beautiful décor and an original radiator creating a striking yet comfortable setting in which to relax.

Extending to approximately 18 feet, double doors connect the living room to the adjoining snug. Opening the two rooms together creates an impressive reception space of approximately 26 feet, perfect for larger family gatherings and entertaining. The snug provides a cosy retreat in its own right, with direct access onto the south-facing patio and private wrap-around garden, creating a lovely connection between the indoor and outdoor living spaces. Positioned separately, the dining room is equally full of character. A second beautiful bay window mirrors the design of the living room, with a second gas fireplace creating a warm and inviting focal point. This dedicated dining space is ideal for family meals, special occasions and entertaining guests before flowing naturally through to the kitchen.

The well-appointed kitchen is fitted with an excellent range of Shaker-style wall and base units, finished with brushed steel handles and complemented by a contrasting black sink. Integrated appliances include a dishwasher, double oven and fridge freezer, while useful full-height larder units provide plenty of additional storage. A separate utility space houses the white goods and benefits from underfloor heating, which continues through to the ground-floor conversion and adjoining wet room for an added touch of modern luxury.

One of the property's most valuable features is its versatile ground-floor fourth bedroom, currently dressed as a home office. Benefiting from direct external access and an adjoining accessible wet room, this fantastic space could be ideal for a multigenerational family or those supporting a co-dependent family member. Equally suited as a guest suite, substantial home office, hobby room or private retreat, it allows the accommodation to adapt as a family's needs change.

To the first floor are three well-proportioned double bedrooms, all of which benefit from attractive window shutters. The principal bedroom is a particularly bright and inviting dual-aspect space with fitted wardrobes, while the second bedroom also enjoys a dual aspect and the added practicality of fitted wardrobes. The generous third bedroom provides further flexibility for children, guests or additional workspace. A beautifully presented family shower room completes the first-floor accommodation, finished in a fresh, contemporary style with a walk-in shower, wash basin and WC. The loft is already fitted with an access ladder and offers interesting potential for future development into the roof space, should a growing family require even more accommodation. Similar use of roof spaces can be seen within other homes locally, making this an exciting possibility for the next owners to explore, subject to structural suitability and all necessary planning permission and Building Regulations approvals.

Outside, the garden is a superb feature of this already impressive home. Generous, beautifully presented and wonderfully private, it is enclosed by high established hedging and features a substantial lawn, decorative planted borders and a south-facing patio, ideal for outdoor dining and summer entertaining. Despite the ground-floor conversion, a useful section of the garage has been retained and is accessed through an electric door, providing valuable additional storage with two spaces on the drive for off-street parking. The size and arrangement of the plot may also present an exciting opportunity for future extension, should the next owners require even more space, subject to the necessary planning and Building Regulations approvals.

Woodhall remains a consistently sought-after setting, combining excellent commuter connections with convenient access to local amenities, reputable schools and countryside walks. New Pudsey Railway Station and its large free car park are approximately five minutes away, providing regular services into Leeds and Bradford. The property is also ideally placed for local bus routes, the motorway network and both Leeds' inner and outer ring roads.

Agents note - The vendors have advised that the garage has been converted to provide a ground floor study/bedroom and adjoining wet room, with the works undertaken in accordance with Building Control requirements applicable at the time. Prospective purchasers are advised to satisfy themselves, through their own solicitor, surveyor and/or relevant authority, as to the necessary consents, compliance and suitability of the accommodation for their intended use.

- Substantial four-bedroom detached family home
- Sought-after position within the popular Woodhall area
- Versatile ground-floor bedroom or office with accessible wet room
- Living room and snug open to create an impressive 26ft reception space
- Contemporary kitchen, separate utility and underfloor heating
- Seperate dining room with bay window and gas fireplace
- Ideal for multigenerational living or a co-dependent family member
- Three first-floor double bedrooms
- Private wrap-around plot with drive and south-facing patio
- Potential to extend or develop the loft, subject to approvals

KITCHEN
11'9" x 9'6" (3.60m x 2.90m)

DINING ROOM
10'11" x 10'9" (3.34m x 3.30)

LIVING ROOM
18'4" x 10'10" (5.60m x 3.31m)

CONSERVATORY
10'10" x 8'7" (3.31m x 2.63m)

UTILITY
8'9" x 7'0" (2.67m x 2.15m)

STUDY / GROUND FLOOR BEDROOM
8'9" x 7'10" (2.67m x 2.40m)

WET ROOM
7'10" x 2'3" (2.40m x 0.71m)

BEDROOM ONE
12'4" x 12'1" (3.77m x 3.70m)

BEDROOM TWO
10'10" x 10'0" (3.32m x 3.07m)

BEDROOM THREE
9'4" x 8'3" (2.87m x 2.54m)

BATHROOM
7'1" x 5'11" (2.16m x 1.81m)

GARDENS, GARAGE STORE AND DRIVE









Road Map



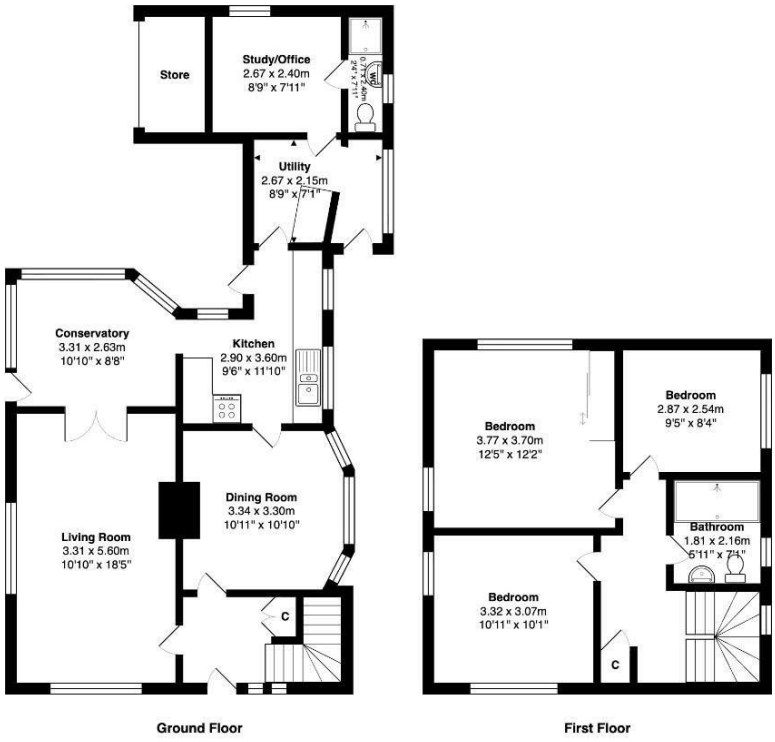
Hybrid Map



Terrain Map



Floor Plan



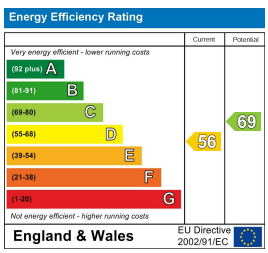
Total Area: 119.7 m² ... 1289 ft²

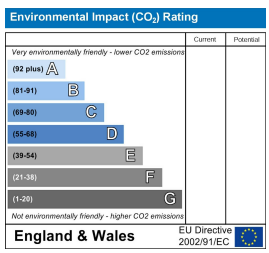
All measurements are approximate and for display purposes only

Viewing

Please contact our Hunters Pudsey Office
on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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.

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