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Woodnook Drive, Leeds, LS16 6DY

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Leeds,
LS16 6DY

£235,000

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Nestled on Woodnook Drive in the vibrant city of Leeds, this charming semi-detached house offers a delightful living experience. With two generously sized double bedrooms and a well-proportioned reception room, this property is perfect for small families or professionals seeking a comfortable home.

Upon entering, you are greeted by a welcoming entrance hall that leads into a spacious lounge and dining area. This inviting space features a living flame gas fire, creating a warm atmosphere for relaxation or entertaining guests. The sliding patio doors provide seamless access to the rear garden, allowing for an abundance of natural light to fill the room.

The fitted kitchen is equipped with a range of base and wall units, complemented by ceramic tiled splashbacks. It includes a built-in oven and hob, making it a practical space for culinary enthusiasts. Additionally, there is a useful storage and utility area to the side, enhancing the functionality of the home.

On the first floor, you will find two generous bedrooms, each offering ample space for furnishings and personal touches. The bathroom is conveniently located nearby, ensuring comfort and privacy for all residents.

The property benefits from double glazing and gas central heating throughout, ensuring a warm and energy-efficient environment. Outside, the gardens to the front, side, and rear provide lovely outdoor spaces for relaxation or gardening.

With excellent transport links and the nearby Horsforth train station, this property is ideally situated for those commuting or exploring the local area. Early viewing is highly recommended to fully appreciate the charm and potential of this delightful home.













Additional Info
Offer Acceptance & AML Regulations

Under the Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017, we are required to obtain proof of the source of funds for the purchase, as well as identification documents for all prospective buyers. We kindly ask buyers to assist with this process to avoid any delays in agreeing a sale.

A fee of £42 (inclusive of VAT) per named buyer is payable by the successful purchaser(s). This fee covers the money laundering checks carried out by SmartSearch, the firm that administers our ID verification. Please note that the property will not be marked as sold subject to contract until all required identification has been provided and AML checks have been satisfactorily completed.

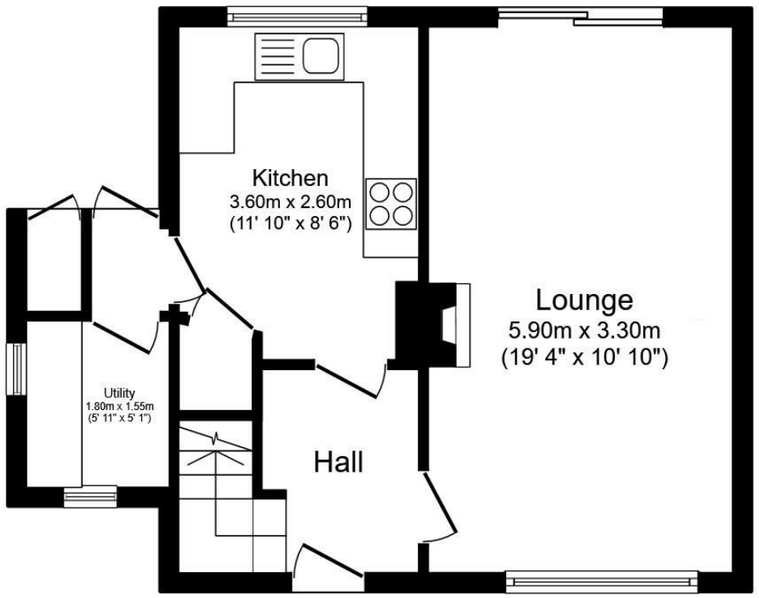
Mortgage Advice

We are pleased to offer mortgage advice through our partnership with CS Mortgage Solutions. To arrange an appointment, please contact the branch and we will organise for an advisor to help you find the most suitable mortgage for your circumstances.
The initial consultation is free of charge and without obligation. A fee may be payable should you choose to proceed with their services.

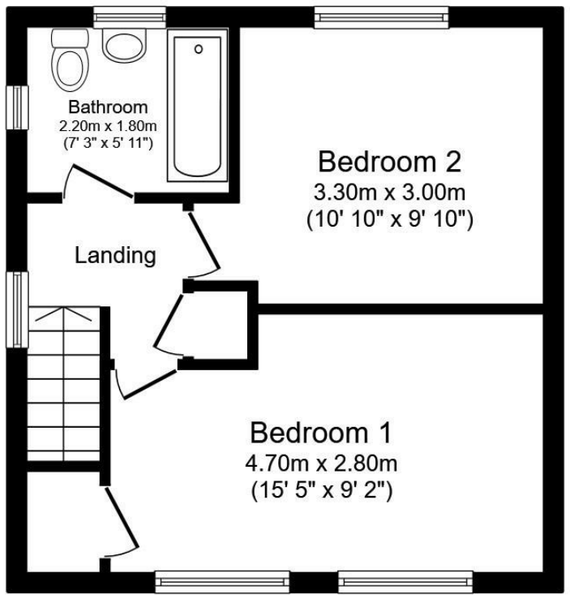
Please Note

The extent of the property and its boundaries are subject to confirmation by inspection of the title deeds. All measurements provided in these particulars are approximate and intended for guidance only. Fixtures, fittings and appliances have not been tested, and no warranty can be given regarding their condition or functionality. Internal photographs are supplied for general information and should not be taken to imply that any specific item is included in the sale.

Tenure: Freehold
Council Tax Band: B



Ground Floor

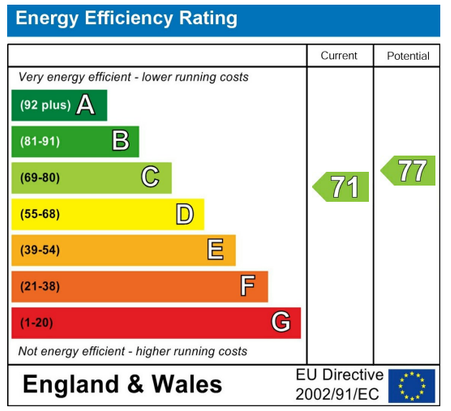


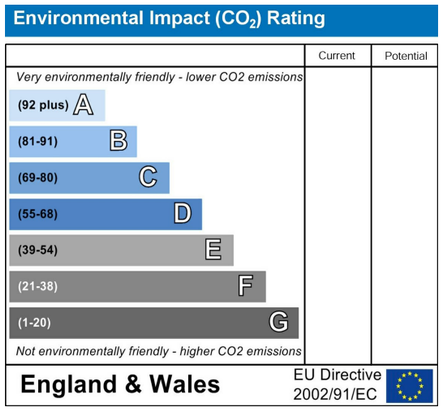
First Floor

- Two spacious double bedrooms
- Modern fitted kitchen
- Gas central heating
- Double glazing throughout
- Generous lounge/diner
- Patio doors to garden
- Front and rear gardens
- Close to Horsforth station
- Near schools and amenities
- Viewing highly recommended

Total floor area: 73.0 sq.m. (786 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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 www.Propertybox.io





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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