



Woodland Rise, LEEDS LS15 7DL

welcome to

Woodland Rise, LEEDS

JUST bring your things and MOVE IN! this EXCEPTIONAL semi detached home features a MODERN and well designed interior making it PERFECT for family living. From its EXCEPTIONAL bathroom and extensive gardens with OFF STREET PARKING and a GARAGE, this is a MUST SEE PROPERTY!



Entrance Hall

Having an entrance door to the front aspect, a gas central heating radiator, and stairs to the first floor landing.

Lounge

Having a Double glazed window to the front aspect, a media wall with a feature fire, and two gas central heating radiators.

Dining Kitchen

Comprising of a modern fitted kitchen with a range of both wall and base units with quartz work surfaces over. Includes an electric oven with an electric hob, sink and drainer, an integrated washer dryer, splash back, and a cooker hood over. Also includes an integrated fridge freezer, spotlights to the ceiling, a double glazed window to the rear, and French doors leading out to the rear garden.

First Floor Landing

With stairs rising from the ground floor and having an access hatch to the loft with a loft ladder.

Bedroom One

Double glazed window to the front, fitted wardrobe, and a gas central heating radiator.

Bedroom Two

Double glazed window to the rear and a gas central heating radiator.

Bedroom Three

With a double glazed window to the front, built in cupboard, and a gas central heating radiator.

House Bathroom

Equipped with a modern bathroom suite consisting of a free standing bath, a walk in shower, wash hand basin and a w.c. Also features under floor heating, an extractor, a heated towel rail, and tiling to all visible areas. Double glazed window to the rear.

Exterior

Set on a generous plot, this property has a driveway to the front which extends to the side of the property, plus a lawn area and some mature planting.

To the rear is a good size lawned garden to the rear which is mostly laid to lawn. The property also has owned solar panels.



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Woodland Rise, LEEDS

- Semi Detached Family Home
- Modern & Beautifully Presented Throughout
- Three Bedrooms
- Exceptional Four Piece Bathroom
- For Sale With No Chain

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

offers over
£315,000



Total floor area: 79.6 m² (857 sq ft) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (including any total floor area), openings and construction are approximate. No details are guaranteed. This cannot be relied upon for any purpose and does not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own measurements. Powered by www.propertyplan.co.uk

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Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGT111762 - 0003

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