Woodhall Park Drive, Woodhall, LS28

Substantial four bedroom home | Occupying generous corner plot | Modern internally

Off street parking for multiple vehicles

Gardens and garage | Versatile family home

**Asking Price: £350,000**
**Woodhall Park Drive, Woodhall, LS28**

A **SUBSTANTIAL, FOUR BEDROOM HOME** located within the **POPULAR Woodhall area**; a largely residential location offering **EASE OF ACCESS** to the centre of Pudsey which boasts a **PLETHORA** of bars, eateries, shopping amenities, schools and children’s playgrounds. This location also provides good access to both Leeds and Bradford centres, the railway station, and also to the **OWLCOTES SHOPPING CENTRE** boasting a range of high street shops.

This **BEAUTIFULLY PRESENTED FAMILY HOME** occupies a **GENEROUS CORNER PLOT** is modern internally and to the ground floor is a 'grand' entrance hall with Parquet style flooring and under stairs cupboard, this gives access to the living room with **BAY WINDOW**, coved ceiling, dado railing, wall lighting, gas fire and laminate flooring. Across the hallway a similar room exists also having **BAY WINDOW**, cornicing to the ceiling, fireplace, dado rail, wall lighting and laminate flooring. This room offers **VERSATILITY** and could be utilised as a dining room, a second reception room, or the current owners have even previously used this as bedroom five. Finally to the ground floor is a **MODERN FITTED kitchen diner** with an array of wall and base units, stainless steel sink, integrated electric oven, gas hob, integrated fridge freezer and plumbing for dishwasher. The kitchen diner gives access to a inner porch and downstairs WC with wash hand basin, WC and tiling to the walls and floor.

To the first floor is a magnificent landing that offers **AMPLE space** and a feature stained glass style window, bedrooms **ONE and TWO** are both larger than average doubles, both with **BAY WINDOWS**, feature fireplaces, with the master having a fitted wardrobe. **Bedrooms THREE and FOUR** are also **WELL SIZED** with further **FITTED WARDROBES**. There is a **MODERN FITTED BATHROOM** that has tiling to the walls and floor, WC, wash hand basin and vanity unit, heated towel rail and shower cubicle. Further to this there is a **SEPARATE WC** which further aids a family lifestyle.

Externally there is a garage and off street parking for **MULTIPLE VEHICLES**, complemented by mostly laid to lawn gardens to the front side and rear. **INTERNAL VIEWING HIGHLY RECOMMENDED.**

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**GROUND FLOOR**

**KITCHEN**

4.09m (13' 5") X 2.67m (8' 9")

**LIVING ROOM**

4.57m (15' 0") X 3.10m (10' 2")

**FAMILY ROOM**

5.03m (16' 6") X 3.58m (11' 9")
DOWNSTAIRS WC

FIRST FLOOR

MASTER BEDROOM
4.50m (14' 9") X 3.10m (10' 2")

BEDROOM THREE
3.23m (10' 7") X 2.67m (8' 9")

BEDROOM TWO
4.14m (13' 7") X 3.23m (10' 7")

BEDROOM FOUR
3.56m (11' 8") X 2.74m (9' 0")

BATHROOM WC
WC

REAR GARDEN

REAR ELEVATION

OPENING HOURS
Monday - Friday 9:00am - 5.30pm
Saturday 9:00am - 4:00pm
Sunday 11:00am - 3:00pm

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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.
Woodhall Park Drive, Woodhall, LS28 | £350,000

Hunters
11 Church Lane, Pudsey, Leeds, LS28 7LD | 0113 257 6198
pudsey@hunters.com | www.hunters.com
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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.