



WOODHOUSE HILL  
DRIVE, HUNSLET,  
LEEDS, LS10 2BF  
£250,000

4 Bedroom House

LINLEY &  
SIMPSON

FOUR BEDROOM FAMILY HOME. Available for sale with VACANT POSSESSION is this newly built (2019) modern townhouse with four bedrooms, impressive inside and outside space, drive, garage and large garden. All located on a quiet cul-de-sac. Call today to view!

Hunslet is a residential district to the south of Leeds which was historically built for millworkers due to Leeds' historic involvement in textiles. Located in South Leeds, Hunslet is only a few miles from Leeds city centre which makes commuting to the city (which has the largest train station in the North of England) very convenient. Hunslet also has fantastic road links and easy access to the motorways and bus links too for commuting. There are communal green spaces to be found throughout and there is easy access to shopping centres and smaller local shops along the high street too. There are good primary and secondary schools close by too making it popular for families.

## **Ground Floor**

### **Entrance Hall**

Located at the front of the house there is a handy, welcoming entrance hall.

### **Living/ Dining Room**

The living space in this lovely, modern house is open-plan. Meaning that the main reception room, living and dining is open plan to the kitchen. The full room spans the depth of the house and is an impressive space. Being a 'through' room there is a large front facing window and there are French doors at the rear, together this illuminates the large room nicely.

### **Kitchen**

The kitchen is a lovely room which benefits from good, tasteful wall and base units which line the room including impressive worktop (counter) space. There is a tiled floor, electric oven and gas hob and fridge freezer, washing machine and dishwasher too.

## **First Floor**

### **Second Bedroom with En-Suite**

The second bedroom on the first floor and is a garden-facing double bedroom. This is a nice, bright room with a large double bed within as well as access to a three-piece en-suite.

### **Bedroom Three**

The third bedroom is also located on the first floor and is another very large double bedroom at the front of the house. Looking down the open cul-de-sac, this bedroom is not overlooked and feels very private. There are large built in wardrobes also.

### **Bedroom Four**

The fourth bedroom is a nice-sized single bedroom at the front of the house. This is in no way a 'box' room and is a generous single which would make a great child's bedroom or home office/ hobby room.

### **House Bathroom**

The house bathroom is located on the first floor and is a large, modern, white, three-piece suite including a full-sized bath with overhead shower, toilet and hand basin.

## **Second Floor**

### **Master Bedroom with En-Suite**

On the second floor is the master suite with very impressive internal space spanning the full depth of the house with an impressive en-suite accessed from within the large suite.

## **External**

Externally to the front of the house there is a well-established lawned garden which runs adjacent to the driveway for two cars. To the rear of the house there is a nice, large garden which has a patio section leading onto the large lawn. The rear garden is fully fenced which adds security and privacy.

### **Attached Garage**

There is an attached garage with the house which is a very smart, large storage place capable of housing vehicles if needs be. There is power and light in the garage and there may in the future be the possibility of converting the garage into living space (STPP).



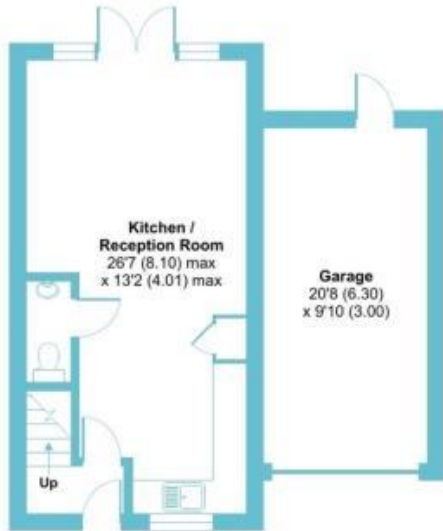
# Woodhouse Hill Drive, Leeds, LS10

Approximate Area = 1150 sq ft / 106.8 sq m

Garage = 196 sq ft / 18.2 sq m

Total = 1346 sq ft / 125 sq m

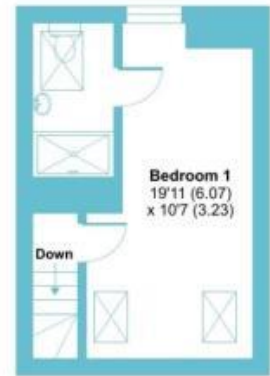
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickhcom 2022. Produced for Linley & Simpson. REF: 806614

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92-100) <b>A</b>		
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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.

## AGENTS NOTES:

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