



WOODHALL PARK
CRESCENT EAST,
WOODHALL, LEEDS,
LS28 7HG
£405,000

3 Bedroom House

LINLEY &
SIMPSON

IMPRESSIVE PLOT in a DESIRABLE WOODHALL location. Available for sale CHAIN FREE is this three bedroom detached house in a popular part of Woodhall. This characterful family home currently has three bedrooms but the large unimpeded plot leaves a lot of space to extend or even rebuild (STPP).

Woodhall is a superb neighbourhood between Pudsey and Calverley. Closely associated with the village of Calverley, Woodhall is a residential neighbourhood well known in the area for large, detached family homes. Woodhall is also very well located for commuting; as it is sat geographically between both Leeds and Bradford with road and bus links to both West Yorkshire Cities. This very sought after area has a fantastic mix of properties, and appeals to many different families for many obvious reasons. There are rail & bus links close. There are also two golf courses within a quarter of a mile.

Ground Floor - Entrance Hall

Main entrance into the house is into the ground floor entrance hall that still highlights the beautiful dark-wood panelling. The entrance hall provides access to the ground floor rooms.

Living Room

The main reception room on the ground floor is the lovely and bright living room. The living room is well illuminated by the very large front facing bay window; and the room actually spans the depth of the house meaning to the rear there are glass sliding doors leading to a decked patio overlooking the rear garden. Like the rest of the house, there are nice high ceilings in the living room.

Dining Room

There is another good-sized reception room at the front of the ground floor adjacent from the living room. This room was the formal dining room originally but could be used a number of different ways. Like the living room, there is a front facing bay window.

Kitchen

To the rear of the ground floor is the large kitchen, still boasting some of the original 'art deco' style cupboards, this kitchen has timeless class including a white AGA that we are advised was once in the world famous Harrods. In the kitchen there is a large rear window looking over the private rear garden and private woodland behind.

Downstairs W.C

Near the rear porch there is a downstairs W.C, which is a very handy space for a family home. There is also an under stairs pantry/ store room too.

First Floor - Master Bedroom

The master bedroom on the first floor and is located above the living room and as such occupies an equally impressive footprint. Like the living room there are windows to the front and the rear; flooding the room with natural light.

Bedroom Two and Shower En-Suite

The second bedroom is also located on the first floor and is a large double bedroom at the front of the house above the dining room. Located at the rear of the second bedroom there is an en-suite with a shower, toilet and hand basin.

Bedroom Three

The third bedroom is typical for this period of house and as such is a modest single. It would serve very nicely as a home office/nursery or it could be converted into stairs in the large landing to unlock the second floor as living space (STPP).

House Bathroom

The house bathroom is located on the first floor and benefits from a full-sized bath with an over-head shower, toilet and hand basin with floor to ceiling travertine tiles too.

External and Additional

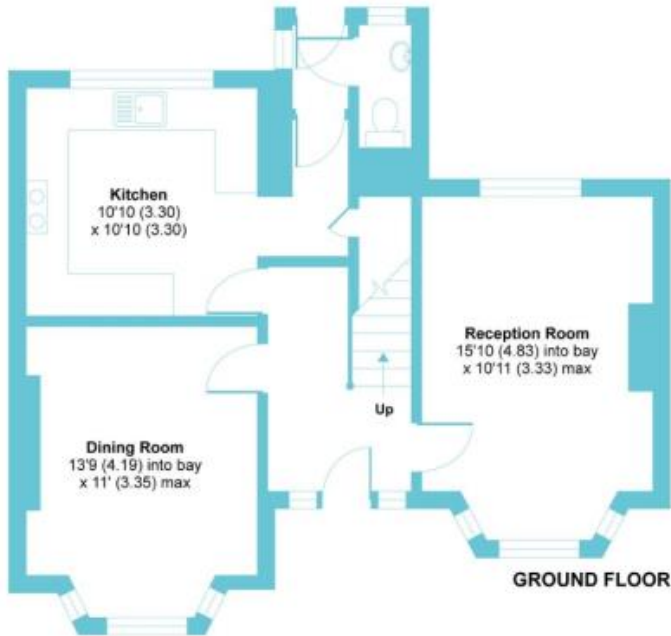
The property is set within a very large plot on this sought after road. Due to the desirability of the area it is not uncommon to see property very heavily extended and in some cases even knocked down and rebuilt (STPP). The gardens are to four sides around this lovely looking house and as such the plot could well be used differently leaving plenty of garden space and off street parking too. We are also of the opinion that it would be possible to extend upwards into the second floor for easy access to additional bedrooms (STPP).



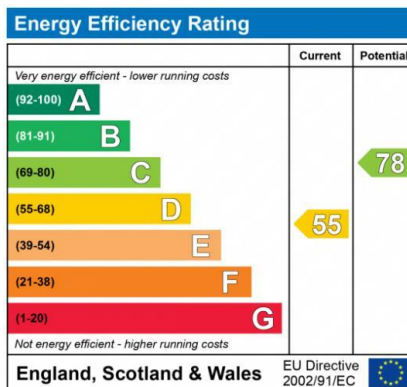
Woodhall Park Crescent East, Pudsey, LS28

Approximate Area = 1076 sq ft / 99.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Linley & Simpson. REF: 760012



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.

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