



WOODHALL PARK
GROVE, WOODHALL,
PUDSEY, LS28 7HB
£575,000

5 Bedroom House

LINLEY &
SIMPSON

IMPRESSIVE INTERNAL SPACE - Available for sale with NO CHAIN is this lovely detached house in Woodhall, with FIVE BEDROOMS total including an attached annexe. With a generous plot and large internal space, this is a great family home with potential to develop further (STPP). Call today to view!

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.

Main House

Ground Floor

Entrance Hall and W.C - The main access to this lovely home is into a grand, welcoming entrance hall, which in turn has access to the downstairs W.C.

Living Room - To one side of the ground floor is the living room, which spans the full depth of the house and is a lovely place to relax year round. There is beautiful coving and a gas fire in the hearth for those cosy winter evenings. The rear of the living room has a hardwood bi-folding door to let the outside in.

Kitchen/ Dining Room - Also located at the rear of the ground floor is the kitchen/ dining room. This is a large, family room which has tasteful kitchen wall and base units to one end in an 'L' shape, and at the other end is an open, large reception space currently being used as a formal dining room. There are natural light sources in this room, a large window to one side and bi-folding doors to the rear.

Utility Room - To the rear of the kitchen there is a utility room which also acts as a buffer between the main house and the annexe.

Master Bedroom - The master bedroom is on the ground floor; with built in wardrobes and a large window looking over the front aspect.

Bedroom Two - Accessed to the rear of the ground floor there is a lovely double sized bedroom which is a garden facing bedroom currently being used as the master.

House Bathroom - The house bathroom is located on the ground floor and is a fully tiled three piece bathroom suite with a full sized bath with over-head shower, toilet and hand basin within.

First Floor

Bedroom Three with En-Suite - The third bedroom is a rear facing double sized bedroom on the first floor; this is a well-proportioned double bedroom with stunning views over the garden and a tasteful three-piece en-suite within the converted loft space.

Bedroom Four - The fourth bedroom is another double on the first floor (actually a bit larger than the third bedroom).

Annexe

Ground Floor

Living/ Dining Room and Open-Plan Kitchen - On the ground floor at the rear of the house (but with its own external door at the side) there is a large annexe which has a lounge with open-plan modern kitchen units topped with pink granite! The annexe is a versatile room with nice internal space, and from the reception room there are bi-folding doors leading onto the garden.

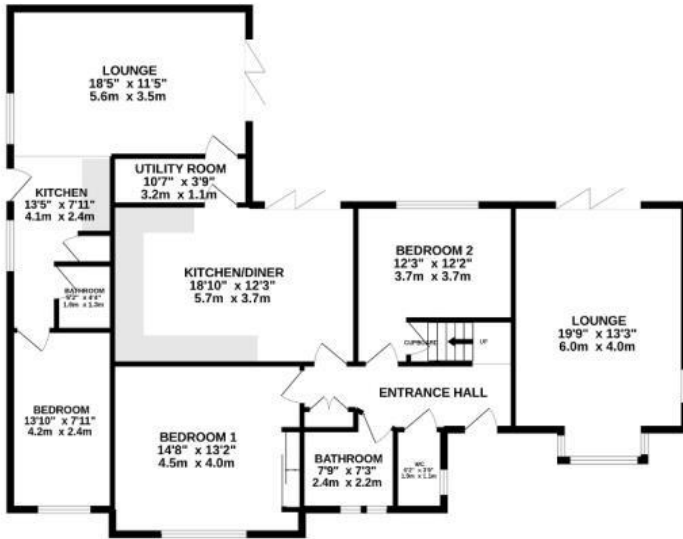
Bathroom - The annexe has its own bathroom with a shower, toilet and hand basin.

Bedroom Five - The fifth bedroom is another double bedroom on the ground floor in the annexe part of the house.

External - Externally the house is set within a large plot, with a large driveway at the front, as well as a front facing raised patio section. To the rear of the house there is a large garden which is laid mostly to lawn with planted borders and a covered patio adjoining the house.



GROUND FLOOR
1435 sq.ft. (133.3 sq.m.) approx.

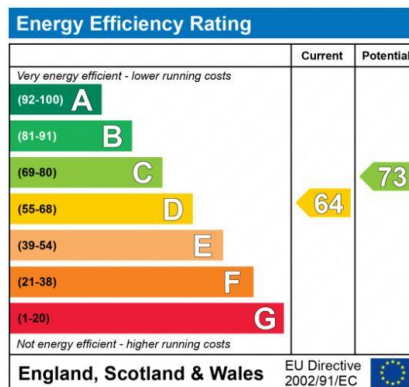


1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 1891 sq.ft. (175.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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