



**11a Woodhall Park Crescent East, Stanningley PUDSEY LS28
7HG**

welcome to

11a Woodhall Park Crescent East, Stanningley PUDSEY

Properties occupying plots of this size are seldom available. Combining privacy, space, modern accommodation and tremendous potential, this impressive detached residence offers a unique opportunity for purchasers seeking a home with room to grow and enjoy for years to come.



Property Information

Occupying a substantial plot with generous gardens to both the front and rear, this impressive detached home is approached through electric gates and offers a rare opportunity to acquire a property with exceptional space, privacy and future potential. Offered to the market with vacant possession, this attractive home combines modern styling with versatile accommodation, making it ideal for a range of buyers.

Ideally positioned the property enjoys a highly regarded residential setting near green spaces and with excellent access to a wide range of local amenities. Pudsey town centre is just a short distance away and offers an excellent selection of independent shops, supermarkets, cafés, restaurants and everyday conveniences, whilst nearby Owlcotes Shopping Centre provides further retail and leisure facilities. Residents also benefit from excellent transport links, including easy access to New Pudsey Railway Station, connecting directly to Leeds, Bradford and surrounding areas

Entrance Hall

A welcoming entrance hall creates an excellent first impression and provides access to the principal living accommodation.

Lounge

A beautifully presented and spacious main lounge featuring a dual-aspect design, allowing an abundance of natural light throughout the day. The room enjoys a large bay window to the front and French patio doors opening onto the garden, creating a perfect space for both relaxing and entertaining. Contemporary décor combines with a cosy atmosphere to create a truly inviting family living space.

Second Reception Room

A versatile reception room which could be utilised as a second lounge, formal dining room, home office or playroom. Benefitting from a bay window and newly fitted carpets, this is a bright and flexible addition to the home.

Kitchen

Recently updated, the stylish kitchen is fitted with a range of contemporary units and includes integrated appliances. Attractive laminate flooring completes the room, while thoughtful design ensures excellent functionality for everyday living. Useful additional storage space providing practicality and convenience.

Downstairs Wc

Comprising a low-level WC and wash hand basin.

Landing

A spacious landing featuring an attractive panelled banister, adding character and style to the first floor.

Bedroom One

An impressive principal bedroom with dual-aspect windows, creating a bright and airy retreat with ample space for bedroom furniture.

Bedroom Two

A generous double bedroom Benefitting from its own private ensuite.

En-Suite

Modern suite comprising walk in shower, low level WC, wash hand basin.

Family Bathroom

Fitted with a contemporary three-piece suite comprising bath, wash hand basin and WC, finished to a modern standard.

External

One of the property's most outstanding features is its exceptionally large plot, offering extensive outdoor space to both the front and rear.

The property is approached via electric gates, providing security and privacy, while the expansive grounds offer endless possibilities for landscaping, family enjoyment, outdoor entertaining or potential future development opportunities (subject to any necessary consents).

The generous gardens create a wonderful setting for the home and must be viewed to be fully appreciated.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

**11a Woodhall Park Crescent East,
Stanningley PUDSEY**

- Impressive detached property
- Accessed through Electric gates
- Massive plot with extensive front and rear gardens
- Offered with vacant possession
- Outstanding potential

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

offers in the region of
£465,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PDY117086 - 0002

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