



**HomeBuyers**

PROPERTY SERVICES

WOODLANDS GROVE, STANNINGLEY LS28 6QQ

**£169,999**





## BRIEFLY COMPRISING

Living Room. Inner Hall. Dining Kitchen. Staircase and First Floor Landing. Two Double Bedrooms. Bathroom. Staircase and Second Floor Landing. Two Further Double Bedrooms.

## LOCATION

Good access to local amenities, Farsley and Pudsey town centres, schools, parks, cafes, bars, pubs and restaurants, leisure centres, swimming pools, golf courses, the Aire valley with canalside walks and nature reserve, The Owlcotes Retail Centre with M&S and Asda, and convenient travel to Leeds and Bradford by car, bus and train via the nearby train station and Leeds Ring Road.

## DIRECTIONS

From our Pudsey office, turn right on Lidget Hill which becomes Richardshaw Lane and proceed straight through two sets of traffic lights. At the mini roundabout turn left on Bradford Road (B6157). After about 1/2 mile, turn left Woodlands Avenue and first right into Woodlands Grove where the property is located on the right and may be identified by the HomeBuyers For Sale board.

N.B. there is a tarmac access road to the rear and pedestrian access is currently via the rear door. N.N.B. This is a residents' permit parking area; there is no visitor permit available so please leave a prominent note on your car dashboard saying where you are, why you are there, when you arrived and for approximately how long you will be there.

## TENURE

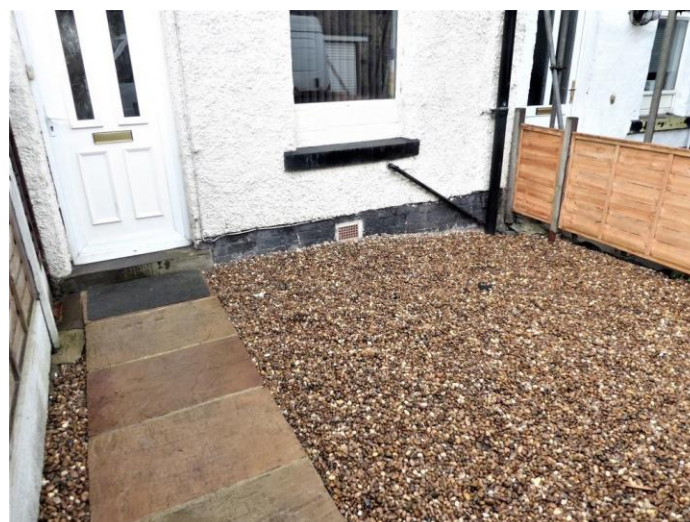
Freehold

## COUNCIL TAX BAND

B

## DISCLAIMER

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeBuyers.





#### GENERAL DESCRIPTION

SUBSTANTIAL, WELL PROPORTIONED, WELL PRESENTED & WELL LOCATED MATURE Rendered MID THROUGH TERRACE HOUSE  
 \*\* FOUR DOUBLE BEDROOMS \*\* GENEROUSLY SIZED ACCOMMODATION to THREE FLOORS plus LARGE STORAGE BASEMENT \*\* BAY FRONTED LIVING ROOM with FEATURE WHITE MODERN FIREPLACE, STAINLESS STEEL PEBBLED STYLE LIVING FLAME GAS FIRE, VARNISHED FLOORBOARDS \*\* LARGE FITTED MAPLE STYLE DINING KITCHEN with STONE STYLE WORKTOPS, HARLEQUIN TILED SPLASHBACKS, STAINLESS STEEL GAS HOB, STAINLESS STEEL ELECTRIC FAN ASSISTED OVEN, GREY TILED STYLE FLOORING \*\* MODERN WHITE BATHROOM with ELECTRIC SHOWER over Bath, WHITE BEVELLED SUBWAY STYLE TILING, EXTRACTOR UNIT \*\* White uPVC DOUBLE GLAZING \*\* Gas CENTRAL HEATING with COMBINATION BOILER \*\* LIGHT NEUTRAL DECOR \*\* ENCLOSED REAR PEBBLED PATIO GARDEN with VEHICULAR ACCESS \*\* FRONT PEBBLED PATIO GARDEN with SCREENING CONIFERS, PRIVET HEDGE & DECORATIVE BLOCK WALLING \*\* RESIDENT PERMIT PARKING \*\* CONVENIENT for LOCAL AMENITIES & TRAVELLING TO LEEDS & BRADFORD via NEARBY TRAIN STATION & RING ROADS \*\* OF PARTICULAR INTEREST to FAMILIES, PROFESSIONAL COUPLES, FIRST TIME BUYERS & LANDLORDS SEEKING SPACIOUS & STYLISHLY PRESENTED VERSATILE ACCOMMODATION with ATTRACTIVE GARDENS & EXCELLENT ACCESS to ROAD & RAIL TRANSPORT  
 \*\* NO CHAIN SALE. N.B. presently tenanted; photographs were taken prior to the present tenancy.



## ACCOMMODATION COMPRISES

### LIVING ROOM

13' 10" x 13' 4" (4.22m x 4.06m) max



### INNER HALL

2' 8" x 2' 6" (0.81m x 0.76m)



### DINING KITCHEN

13' 3" x 13' 4" (4.04m x 4.06m)





**STAIRCASE AND FIRST FLOOR LANDING**

13' 4" x 5' 5" (4.06m x 1.65m) max



**DOUBLE BEDROOM 1**

13' 4" x 11' 7" (4.06m x 3.53m) max



**DOUBLE BEDROOM 2**

10' 7" x 8' 6" (3.23m x 2.59m)



## BATHROOM

10' 8" x 4' 4" (3.25m x 1.32m)

## STAIRCASE AND SECOND FLOOR LANDING

4' 2" x 2' 5" (1.27m x 0.74m)



## DOUBLE BEDROOM 3

13' 4" x 9' 11" (4.06m x 3.02m) max



## DOUBLE BEDROOM 4

13' 4" x 8' 2" (4.06m x 2.49m) max

## BASEMENT

14' 8" x 13' 4" (4.47m x 4.06m) max



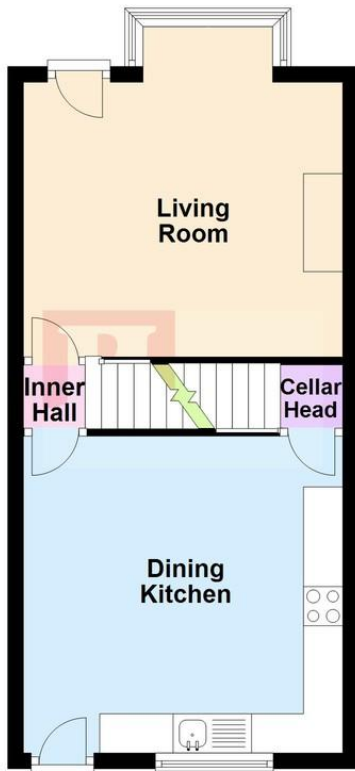
## EXTERIOR REAR





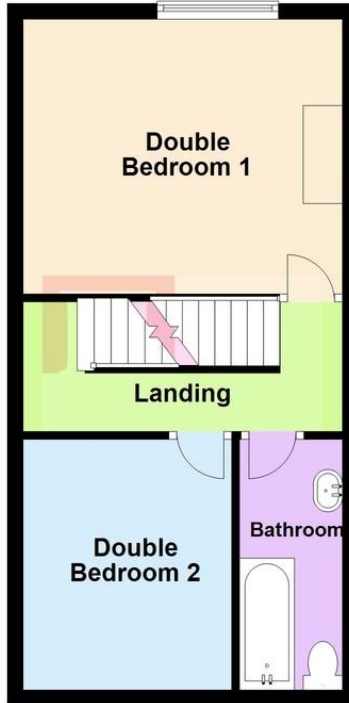
### Ground Floor

Approx. 36.0 sq. metres (387.2 sq. feet)



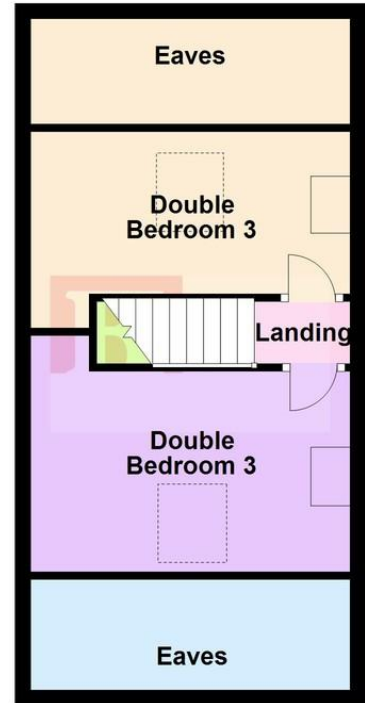
### First Floor

Approx. 35.1 sq. metres (378.2 sq. feet)

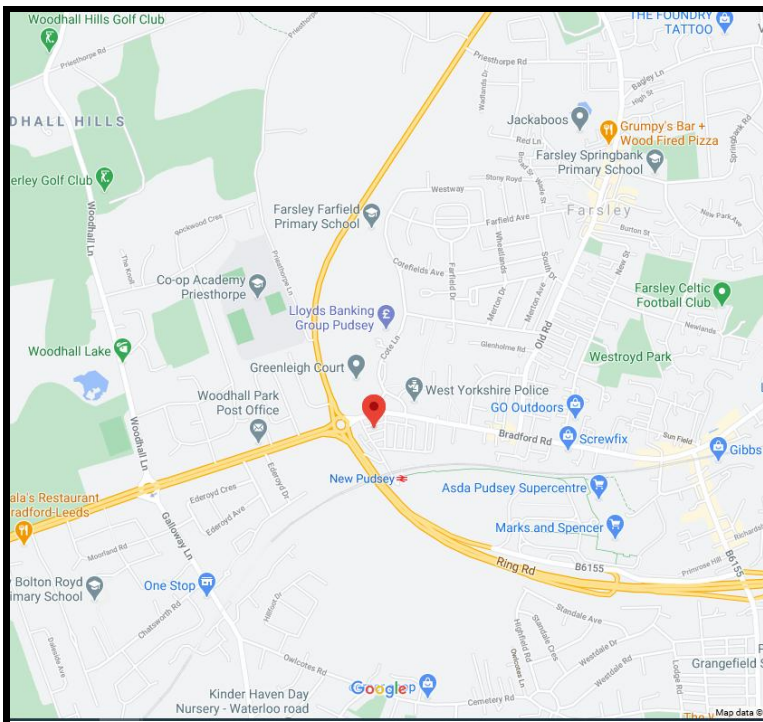


### Second Floor

Approx. 22.8 sq. metres (245.9 sq. feet)



Total area: approx. 94.0 sq. metres (1011.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D		
39-54	E	49   E	
21-38	F		

#### OPENING HOURS

##### Pudsey Office

Monday to Friday  
Saturday  
Sunday & Bank Holidays

9.00am – 5.30pm  
9.00am – 4.00pm  
Closed

