



HOME

MARKETING & MANAGEMENT

WOODHALL PARK MOUNT, STANNINGLEY LS28 7HE

£1,300 PCM

Semi Detached House
 Three Double Bedrooms (Plus Study)
 Two Reception Rooms
 Large Dining Kitchen
 Spacious Conservatory
 Large Modern Patio Garden
 Driveway With Space for 4 Vehicles
 Furnished
 Deposit £1,500.00
 Available 27/08/2025



£1,300 PCM

GENERAL DESCRIPTION

Before a viewing can be obtained, please contact the office for a link to complete a Canopy rent passport

An imposing three double bedroom (plus study), two en-suite, semi-detached house situated in the sought after area of Woodhall. Will be of particular interest to professionals and families seeking well-proportioned and well-presented spacious accommodation which benefits from: white Upvc double glazing; gas central heating with combination boiler; two reception rooms; large dining kitchen; spacious conservatory; impressive entrance hall; large modern patio garden; parking forecourt with space for up to four vehicles; security alarm. Briefly comprises: lounge with feature fireplace; dining room; entrance hall; dining kitchen including range cooker, upright fridge freezer, integral dishwasher and microwave; conservatory including two sofas, armchair and coffee table; utility room including washing machine, tumble dryer (appliances will not be maintained); staircase and landing; double bedroom one including wardrobes and chest of drawers; bedroom one en suite wet room; double bedroom two including wardrobe and chest of drawers; double bedroom two en suite shower room; double bedroom three (leading to) study; bathroom. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the style, location and proportions of the accommodation on offer. Sorry no smokers. Pets will be considered. Available 27th August 2025. Fully furnished (furniture may be removed upon negotiation). Deposit £1500.00

ROOM MEASUREMENTS

LOUNGE 15' 11" x 11' 8" (4.85m x 3.56m)max
DINING ROOM 12' 5" x 11' 4" (3.78m x 3.45m)max
ENTRANCE HALL 19' 3" x 6' 8" (5.87m x 2.03m)max
DINING KITCHEN 19' 2" x 10' 7" (5.84m x 3.23m)max
UTILITY ROOM 8' 2" x 7' 11" (2.49m x 2.41m)
GUEST WC 8' 6" x 2' 11" (2.59m x 0.89m)max
STAIRCASE AND LANDING 10' 3" x 6' 8" (3.12m x 2.03m)max
DOUBLE BEDROOM ONE 12' 6" x 11' 4" (3.81m x 3.45m)max
EN SUITE WET ROOM 8' 2" x 4' 9" (2.49m x 1.45m)
DOUBLE BEDROOM TWO 16' 0" x 11' 9" (4.88m x 3.58m)max
EN SUITE SHOWER ROOM 6' 10" x 4' 7" (2.08m x 1.4m)max
DOUBLE BEDROOM THREE 11' 6" x 9' 5" (3.51m x 2.87m)max
STUDY 9' 9" x 6' 10" (2.97m x 2.08m)max
HOUSE BATHROOM 7' 11" x 6' 3" (2.41m x 1.91m)max

HOLDING DEPOSIT

A holding deposit equal to one week's rent as agreed will be due upon application for this property before it is removed from the market.

Upon the successful completion of your background checks the holding deposit will be placed on your tenancy account as a part payment of the first month's rent instalment.

Should all information on the application forms be found to be accurate and yet the landlord chooses not to grant a tenancy then the holding deposit will be returned in full.

COUNCIL TAX BAND

F

OPENING HOURS

Pudsey Office

Monday to Friday

Saturday

Sunday & Bank Holidays

8.30am – 5.00pm**9.00am – 1.00pm****Closed**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	77 C
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

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 HomeMM.