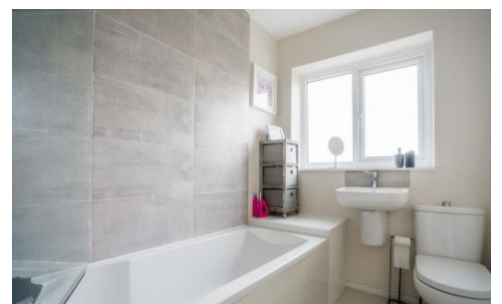


Woodhill Crescent,
Leeds, LS16 7BX
Asking Price: £265,000

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Estate & Letting Agents

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- Fully modernised and extended • Split tier westerly facing rear garden
- Extensively refurbished in 2020 • Driveway parking
- Finished to a high standard • External storage
- Just a few minutes walk from Horsforth train station • Just 6 miles from the city centre
- Popular residential location • Video and Virtual Tour



SUMMARY

This superb 3 bed semi detached home has been much improved this year and has finished to a high standard throughout. Just a few minutes walk from Horsforth station, this is a popular and convenient residential location with an easy commute to the city centre and beyond.

LOCATION

Woodhill Crescent is located in Cookridge, just 6 miles to the north west of the city centre. A range of independent retailers, supermarkets, primary and secondary schools, sports clubs, and restaurants are within a very short distance. Cookridge Hall Golf Club and Gym are also within a very short drive.



RECENT IMPROVEMENTS

A program of refurbishment of the property was carried out earlier this year which included new kitchen and bathroom, uPVC double glazed windows, an extension providing external storage, drive and patio to the rear. The combination boiler is just 4 years old.



BRIEFLY COMPRISING

Entrance porch 2'88 x 6'49

Entrance hall

Lounge 16'81 x 12'26

Feature fireplace and solid fuel burning stove. uPVC double glazed windows

Kitchen 15'45 x 6'80





White high gloss units, wooden butcher block work surfaces. Electric cooker, gas hob, extractor fan. Under stairs storage cupboard containing gas central heating boiler. External rear door. uPVC double glazed windows

Stairs leading to first floor

Bathroom

Very recently fitted contemporary suite having shower over the bath, wash basin, WC, heated towel rail, extractor fan. Partially tiled walls and tiled floor. Spot lighting. uPVC double glazed windows



Bedroom 9'96 x 9'51

Rear elevation overlooking the garden. Carpeted floor. uPVC double glazed windows

Bedroom 13'94 x 9'41

Front elevation. Range of sliding mirrored wardrobes. Carpeted floor. uPVC double glazed windows

Bedroom 8'96 x 5'70

Front elevation. uPVC double glazed windows



EXTERNAL

The property is approached from an attractive and very recently laid driveway and low maintenance front garden.

To the rear of the property is an equally pleasant patio and views over a lower lawned section of garden. This rear garden faces west enjoys the full extent of the afternoon sun - perfect for enjoying a glass of wine in the evening.

ONLINE VIEWING

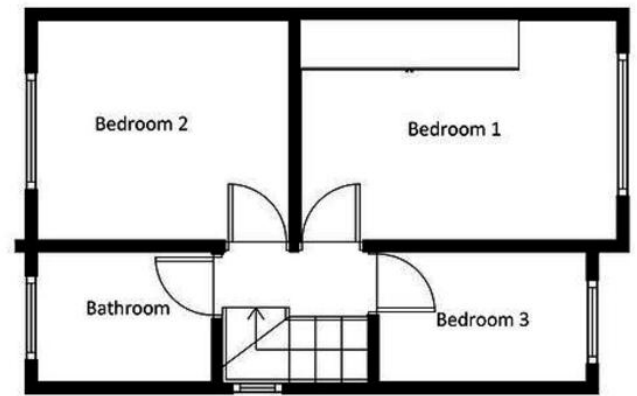
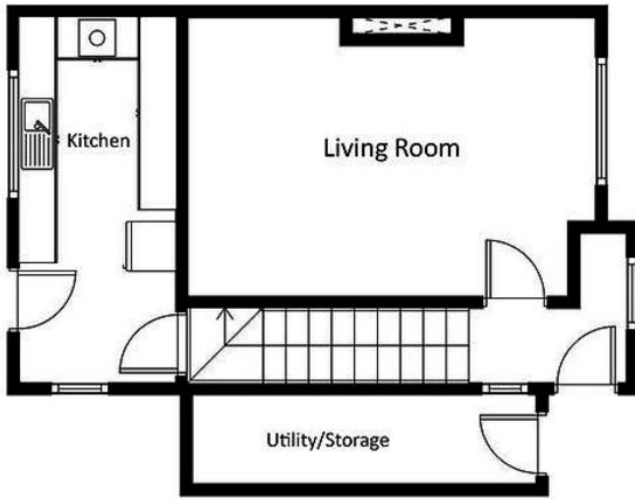
Watch the Virtual Tour here

<https://bit.ly/311aJYG>

Watch the Video Tour here

https://youtu.be/2P_LEPA2rd0





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Contact us about this property

Dwell Leeds
Estate & Letting Agents

5/6 Chad's Parade,
Otley Road, Far Headingley,
Leeds, LS16 5JH

Phone 0113 246 4860
Email info@dwell-leeds.com
www.dwell-leeds.com