

# 23 Woodbridge Crescent, Headingley, Leeds, LS6 3LN











# 23 Woodbridge Crescent

## Guide Price £244,950

This property is located on Woodbridge Crescent, in our opinion an excellent location that is walking distance to Kirkstall Abbey and Kirkstall Abbey Park. The property is located in the Headingley area which offers a great array of amenities including many bars, pubs, cafes and restaurants. This location allows easy access to the universities, the Becketts Park campus is walking distance from the property.

Transportation links are superb with the A65 Abbey/Kirkstall Road offering direct access into Leeds city centre either by private or public modes of transport. The Kirkstall Forge Train Station is also within close proximity to the property offering a frequent service to Leeds city centre and Bradford Forster Square. Headingley Train Station is also walking distance offering a rail service to Leeds, Knaresborough and Harrogate.

The property comprises a driveway for off road parking. The front garden is relatively low maintenance with a raised bed and a number of mature hedges to define the boundaries. You can either access the property via the front door or from a side door which is accessed through timber gates that lead down the side of the property to the rear garden. The rear garden is extremely spacious, well landscaped with a lovely woodland backdrop and is not overlooked from the rear. The rear garden comprises a number of seating areas and planted borders/beds. Again, mature hedging defines the boundaries.

Internally, the property is spacious and comprises to the ground floor an entrance hallway, kitchen, open plan sitting room, dining room & garden room, an internal storage cupboard, side entrance vestibule and a ground floor W.C.

The first floor comprises a landing with access to the loft, the loft is boarded, principal bedroom, double bedroom, storage room/walk in wardrobe and a family bathroom.

This is a brilliant home and we expect this property to be popular.

PLEASE NOTE THE PROPERTY IS SOLD WITH 2.43 KW SOLAR PHOTOVOLTAIC PANELS.

### HALLWAY

You enter the property through a uPVC door into a neutrally decorated hallway that leads to the kitchen and the staircase to the first floor. The hallway has a storage cupboard below the staircase.

### KITCHEN

A lovely kitchen that comprises ample lower and upper level cupboards finished in gloss white with contrasting worktops. The kitchen utilities comprise a one and a half sink with drainer with a double glazed window above, integrated oven, five ring gas hob with an extractor above, space for a plumbed in washing machine, space for a dish washer and space for a free standing fridge freezer. The kitchen leads to side entrance vestibule and the open plan sitting, dining and garden room.

### SIDE ENTRANCE VESTIBULE

A predominately neutrally decorated space with a uPVC door that leads out to the side of the property. The vestibule leads to a storage cupboard that houses the solar panel inverter and property's boiler which was installed in January 2023. A ground floor W.C. is also accessed from this space.

### GROUND FLOOR W.C.

A neutrally decorated ground floor W.C that comprises a wall mounted wash basin, toilet and a double glazed window.

## OPEN PLAN SITTING ROOM, DINING ROOM & GARDEN

A brilliant open plan space that is light and airy with a lovely view out over the rear garden. This space is neutrally decorated, benefits from a large double glazed window to the front elevation and a wood effect floor throughout. The garden room has French doors out into the rear garden.

## LANDING

A neutrally decorated landing that has a double glazed window to the side elevation which has a stunning view out over the green that is surrounded by woodland. The landing has access to a boarded loft via a Fakro wooden fold down ladder. The landing leads to the principal bedroom, bedroom two, storage room/walk in wardrobe and the family bathroom.

## PRINCIPAL BEDROOM

A neutrally decorated bedroom that has a large double glazed window and a second smaller double glazed window to the front elevation.

## BEDROOM TWO

A spacious second bedroom that has built in storage and a large double glazed window offers an excellent view out over the rear garden with a woodland backdrop.

## STORAGE ROOM/WALK IN WARDROBE

Currently used as a walk in wardrobe it boasts plenty of hanging space for clothes and storage. A double glazed window allows light in.

## FAMILY BATHROOM

A tiled bathroom that comprises a bath, corner shower cubicle, pedestal wash basin, low level toilet and a chrome towel radiator. A frosted double glazed window is present.

## DRIVEWAY

A commanding tarmac driveway that offers plenty off road parking. A corner raised bed exists and the boundaries comprise mature hedging. Commanding timber gates give access down the side of the property.

## SIDE GARDEN

A secure area that benefits from two commanding sets of timber gates that lead either to the driveway or rear garden. The side garden is more of a court yard area and it is laid to tarmac. It also leads into the side entrance vestibule.

## REAR GARDEN

The rear garden is extremely spacious, well landscaped with a lovely woodland backdrop and not overlooked to the rear. The rear garden comprises a number of seating areas and planted borders/beds. Again, a mature hedge defines the boundaries.

## IMPORTANT INFORMATION

TENURE - FREEHOLD.

Council Tax Band B

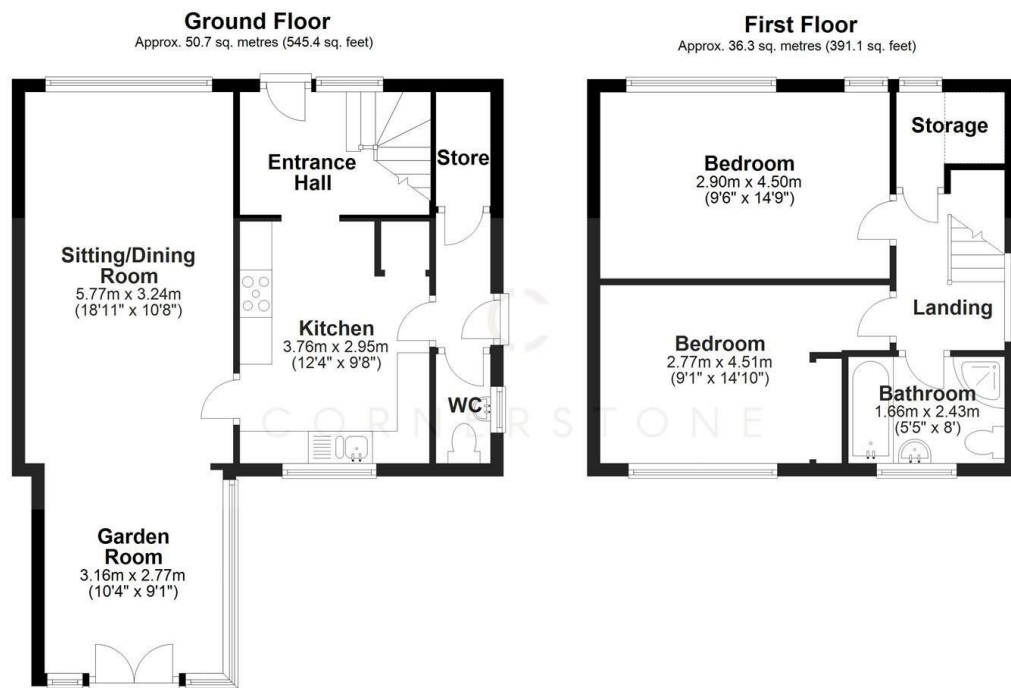
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2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check were we reasonably can.

3. Measurements: These approximate room sizes are only intended as general guidance.







Total area: approx. 87.0 sq. metres (936.6 sq. feet)

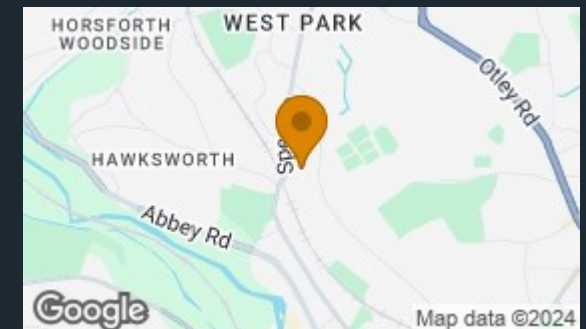
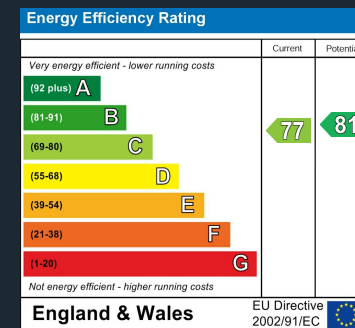
Floor plans are for identification only. All measurements are approximate.  
Plan produced using PlanUp.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

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