



Woodland Hill | Whitkirk | LS15 7DF

£310,000

Three Bedroom Semi-Detached House | Council Tax Band C | EPC Rating TBC

**Emsleys** | estate agents

\*\*\* SEMI-DETACHED FAMILY HOME \* IMMACULATE THROUGHOUT- MUST BE VIEWED\*\*\*

Woodland Hill is situated in one of the most enviable locations within LS15. This property Offers scope to extended (subject to consents) and has been very well maintained. Immaculately presented with full PVCu double-glazed windows and doors, gas central heating, modern kitchen with integrated appliances and a modern bathroom. With a particularly long garden, this property has to be viewed to appreciate the size and standard of accommodation on offer.

The accommodation briefly comprises; entrance hall, guest w.c, dining room, living room and fitted kitchen to the ground floor. To the first floor are two double bedrooms, a single bedroom and a modern family bathroom and to the second floor is an occasional loft room. To the exterior are gardens to the front and rear, driveway and a garage.

The location is unparalleled being adjacent to fantastic transport links via the M1 motorway networks giving quick and easy access to Wetherby, York or Wakefield. There are good public transport links on Selby Road and a railway station at Crossgates for a quick and smooth commute to Leeds city centre. Within easy distance a shopping and leisure complex 'The Springs', which is complete with an Odeon cinema and M&S food store! There is also a Sainsburys supermarket at the ever popular Colton retail park and with Crossgates just a short drive away, you will be spoilt for choice with a range of shops, banks, cafes and bars.

\*\*\* Call now to arrange your viewing \*\*\*

## Ground Floor

### Entrance Hall

Entry is through a composite door opening to the welcoming hallway which is laid with wood grain laminate flooring, has a central heating radiator and a staircase rising to the first floor.

### Living Room 3.15m x 3.70m (10'4" x 12'2")

A good sized lounge having a feature coal effect living flame gas fire and a bay window overlooking the front

garden. Sliding doors open to the dining room as needed and so offers a flexible space for social gatherings.

### Dining Room 3.76m x 3.35m (12'4" x 11'0")

Ample space for a family dining table and chairs. central heating radiator and double-glazed French windows granting direct access to the rear garden.

### Kitchen 3.53m x 2.03m (11'7" x 6'8")

Fitted with a range of cream gloss wall and base units with contrasting work surfaces over and an inset one and half bowl stainless steel sink with side drainer and mixer tap. Integrated cooking appliances include an eye level double electric oven, gas hob with extractor hood over. Integrated dishwasher and under counter fridge plus a plumbed space for a washing machine. Concealed central heating boiler and double-glazed windows to the rear and side.

### Guest WC

Fitted with a modern white suite which comprises; low flush w.c and vanity hand wash basin. Window to the front.

## First Floor

### Landing

With a double-glazed window to the side elevation and access to all first floor rooms.

### Bedroom 1 3.07m x 3.35m (10'1" x 11'0")

A double bedroom with fitted robes to both chimney breast recesses providing hanging rail and storage. Central heating radiator and a double-glazed bay window overlooking the front.

### Bedroom 2 3.81m x 3.35m (12'6" x 11'0")

A second double bedroom, again with fitted wardrobes to one wall, central heating radiator and a double-glazed window to the rear elevation.

### Bedroom 3 1.91m x 2.13m (6'3" x 7'0")

A single bedroom overlooking the front garden with high fitted cupboards, a central heating radiator and a double-glazed window.

### Shower Room

Offering built in bathroom furniture and a modern suite

which comprises;- a large walk in shower enclosure with a mains fed thermostatic bar shower, a vanity hand wash basin and a concealed cistern low flush WC. Modern full height tiling, shaver point, extractor fan and ladder style central heating radiator. Double-glazed windows to the rear and side elevation.

### Landing

Half dormer window to the side elevation.

## Second Floor

### Loft Room 4.27m x 3.66m (14'0" x 12'0")

Fitted with wardrobes to one wall, central heating radiator and hardwood sealed unit double-glazed skylight window.

## Exterior

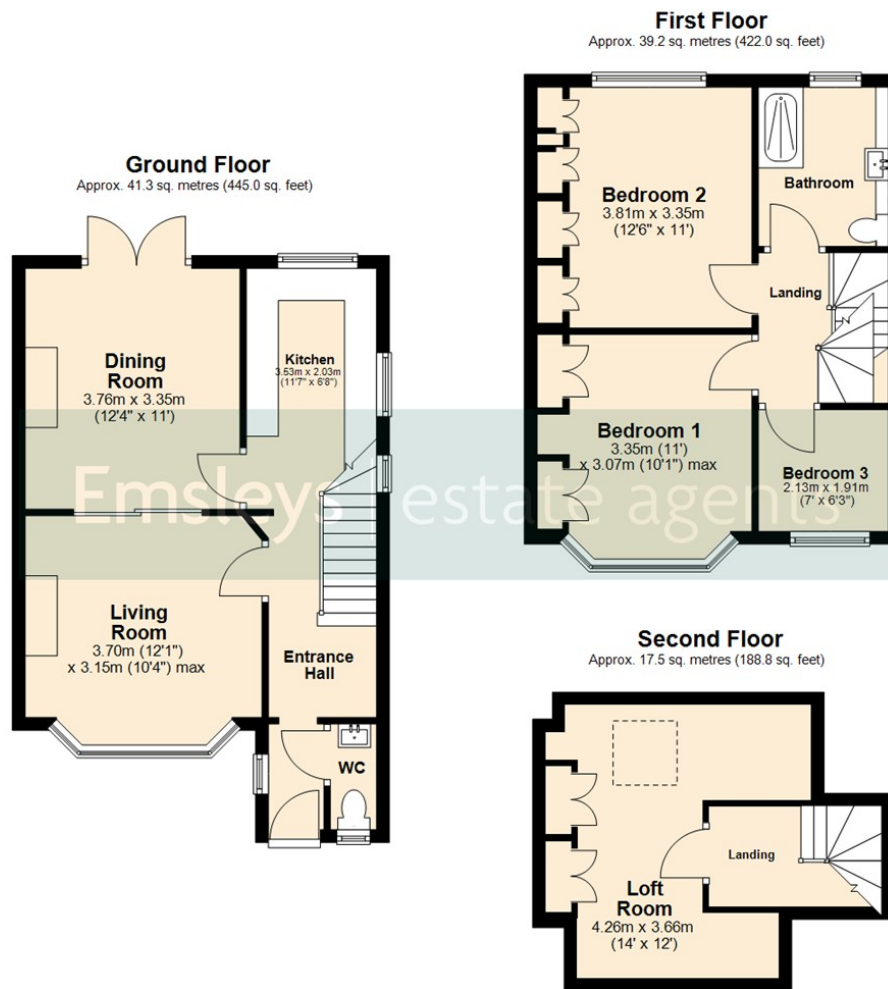
To the front the property is accessed through driveway gates to an ornamental garden and driveway which continues under a useful car port and leads to the garage. The garage has an up and over door, power and light along with a double-glazed PVCu window to the side.

The rear garden is fully enclosed and just has to be seen to be appreciated! A very useful work shop can be found behind the garage with a PVCu entry door. An extensive patio is ideal for 'al-fresco' dining and entertaining and a large expanse of lawn stretches out before you to the bottom of the garden where there is a garden shed and deck which is in need of repair. The sellers inform that this section of the garden is unregistered but an application has been submitted to have this included into the title having maintained it for over 40 years.

## Directions

From the Crossgates office, proceed along Austhorpe Road and at the traffic lights turn left onto Station Road. Proceed past the railway and turn right across the dual carriage way and into Kingstway. Continue up the hill taking the third available left turn into Woodland Hill where the property can be found on the left hand side and identified by the Emsleys for sale board.





Total area: approx. 98.1 sq. metres (1055.7 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



35 Austhorpe Road | Crossgates | Leeds | LS15 8BA  
t: 0113 284 0120 | [www.emsleysestateagents.co.uk](http://www.emsleysestateagents.co.uk)

**Emsleys** | estate agents