



**Stoneacre**  
Properties



### **Woodhall Court, Leeds, LS15 9BP**

**£525,000**

Stoneacre Properties are delighted to offer for sale this amazing four bedroom detached family home. Positioned in Old Colton village on a generous corner plot. Located close to local amenities including The Springs, schools and transport links. This property is one not to be missed. The current owners purchased this property as a project and have completed many upgrades. The property still requires some additional work in some areas allowing any potential buyer to add their own stamp to the delightful home. Briefly comprising: entrance hall, cloakroom, lounge, office/snug, kitchen/diner, four bedrooms, family bathroom and ensuite. Externally the property benefits from extensive gardens and a garage.



## Entrance Hall



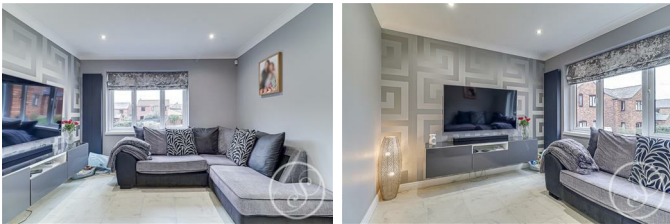
External door to front. Central heating radiator. Under stairs storage cupboard.

## Guest WC



Fitted with a wc and wash hand basin.

## Office/Snug



To the front is a double glazed window. Central heating radiator. Open into Kitchen/diner.

## Kitchen/Diner



Recently fitted with a large range of wall and base units with Granite work surfaces over incorporating a sink and drainer unit. Integrated oven, hob, washing machine, dishwasher, fridge/freezer and coffee machine. In addition there is a double glazed window to the rear.

## Lounge



To the front is a double glazed window. To the side is two double glazed windows.

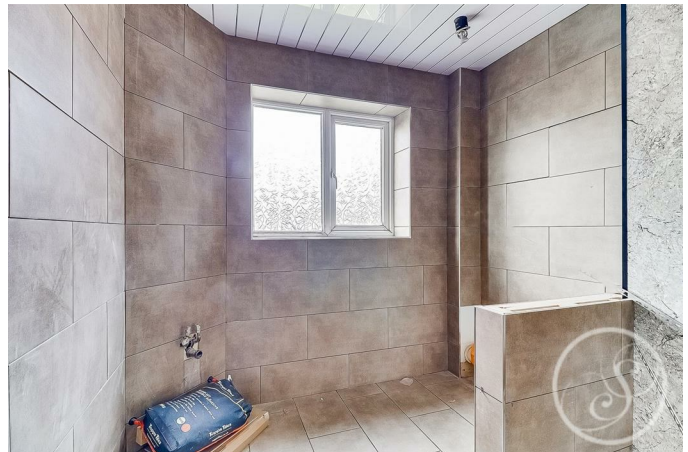
## First Floor Landing

### Bedroom One



Built in wardrobes. Double glazed window to front. Central heating radiator. Access into ensuite.

### Ensuite



The ensuite does require some additional work to be completed.

### Bedroom Two



To the front is a double glazed window. Central heating radiator.

### Bedroom Three



To the rear is a double glazed window. Central heating radiator.

### Bedroom Four



Fitted with a built in storage cupboard. Double glazed window to rear. Central heating radiator.

### Bathroom



Fitted with a bath with hand held shower attachment, walk in shower, vanity wash hand basin and wc. In addition there is a double glazed window to rear, heated towel rail and tiling.

### External



To the front is a large garden that leads around the property to the rear. Block paved driveway leads to a single garage and parking space. To the rear of the property offers a generous garden and is positioned on a large corner plot. Mostly laid to lawn with fence boundary.

### Garage

Electric up and over doors. Power, light and side entrance door.

Floor Plan

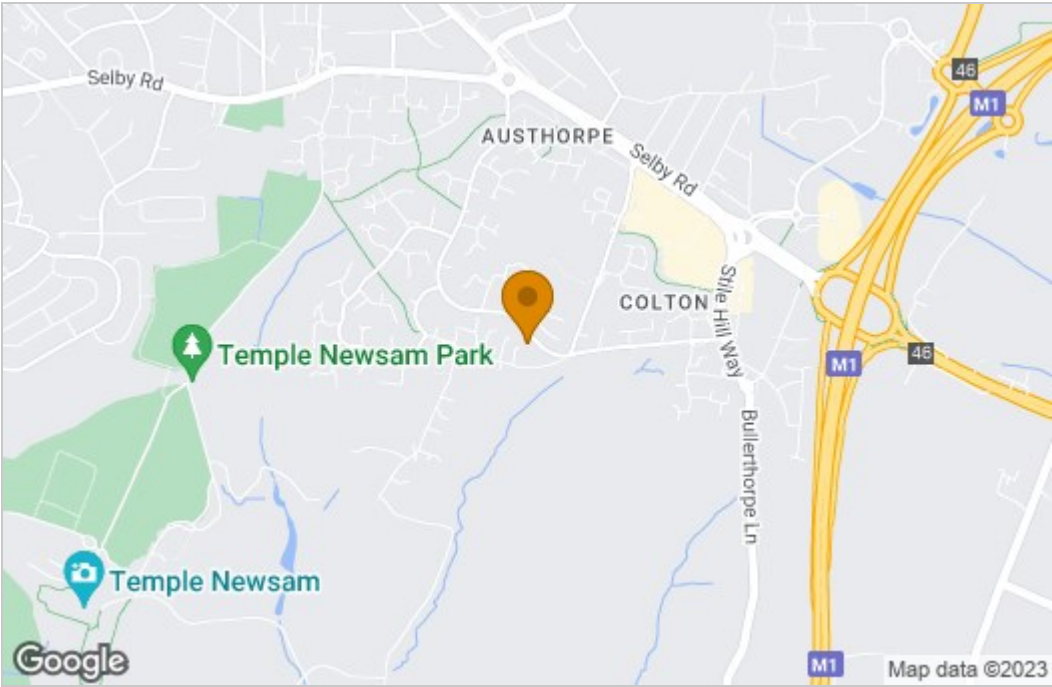


Woodhall Court, Colton, LS15 9BP

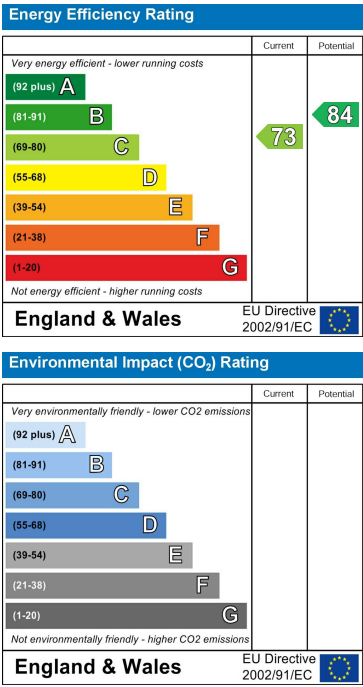
Total Area: 136.4 m<sup>2</sup> ... 1468 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.