



Stoneacre  
Properties



## Woodfield Terrace

Pudsey, LS28 9HX

£235,000



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A large welcoming entrance hall leading through into...

## Open plan Kitchen/Diner/Living area

The living room area features a multi-fuel stove inset into an attractive stone fireplace and exposed beams, and opens into the dining kitchen which is fitted with a range of contemporary wall and base units with complementary solid oak work surfaces. Plumbing for a dishwasher, gas range oven and a Belfast sink with a window above, looking out into the garden. A Yorkshire stone flagged floor with ample space for a dining table and chairs.

## Cellar

The cellar is accessed downstairs from the kitchen is a great separate space for storage and a utility area. It houses the boiler and plumbing for washing machine.

## Master Bedroom

The Master bedroom, of a generous size, easily fitting a double bed, has a feature fireplace and a beautiful exposed stone recess. Gas central heating radiator.

## Bedroom Two

Bedroom two is currently set up as a fantastic sized office, but can be used as a second bedroom or equally would be a great nursery for young families. A double bed has fit in this room in the past. Gas central heating radiator.

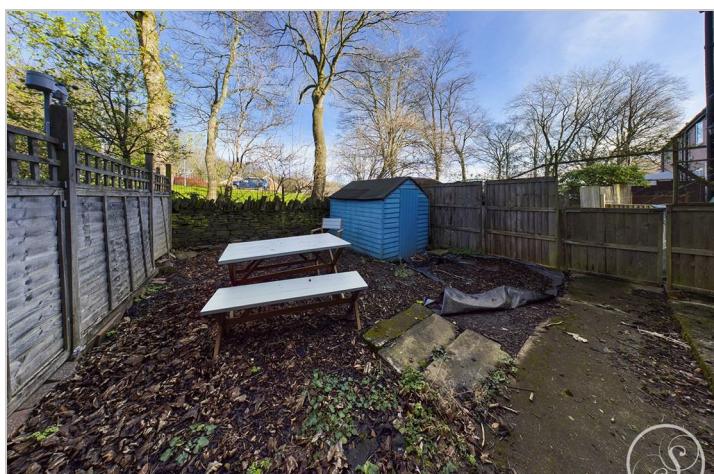
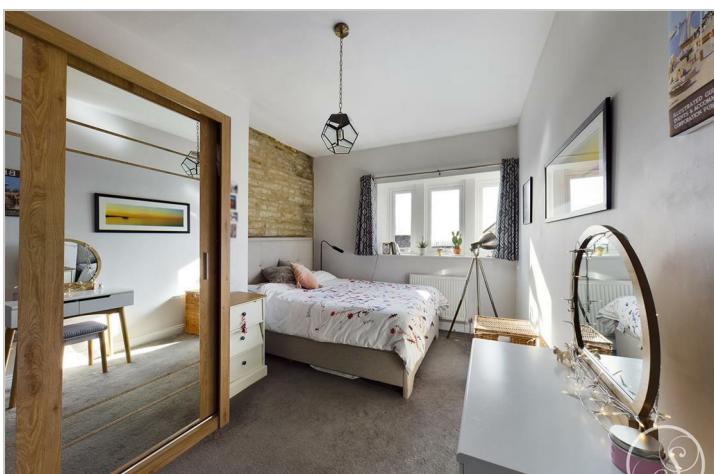
## Bathroom

A great highlight of this property is the bathroom, bigger than your average size. Mostly tiled with stylish white wall tiles and a decorative tiled floor.

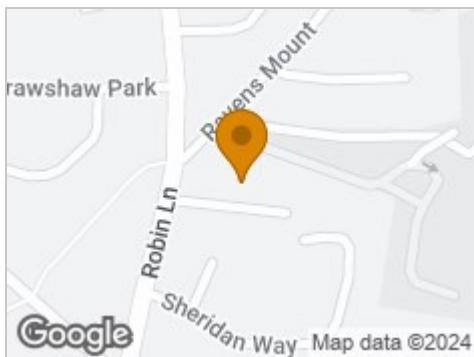
Fitted with a central free-standing bath, a large walk-in shower enclosure, wash hand basin and WC. Gorgeous gas central heating towel radiator.

## Outside Space

A very quiet tucked away property. To the rear of the property you have timber shed, shared access through the garden. To the front of the property is a timber fenced perimeter with slate to the front garden, making it very low maintenance



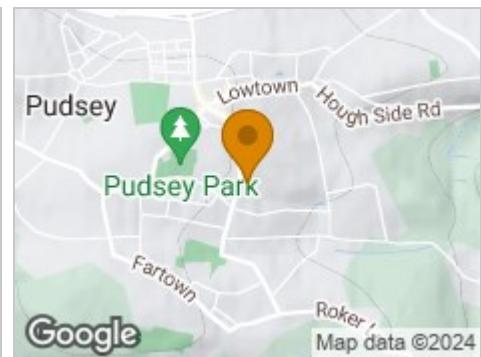
## Road Map



## Hybrid Map



## Terrain Map



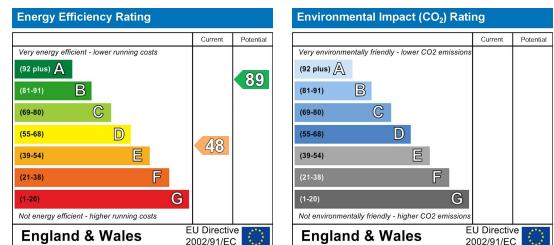
## Floor Plan



## Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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