



CORNERSTONE

# 4 Sycamore Close, Woodhouse, Leeds, LS6 2HE



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# 4 Sycamore Close

## Guide Price £255,000

### Introduction

The first viewings are on Saturday 7th March 2026.

This attractive three-bedroom end-terrace home offers an excellent balance of space, privacy and connectivity. With off-street parking, a generous rear garden backing onto green space, and a location that provides easy access to the University of Leeds, Hyde Park, Woodhouse Moor and Leeds City Centre, the property will appeal to a wide range of buyers, including professionals and first-time buyers.

Viewing is highly recommended to fully appreciate the location, setting and lifestyle this home has to offer.

### Location

Sycamore Close is a superbly located end-terrace home set on a cul-de-sac in this popular and extremely well-connected part of Leeds. The property sits on the edge of the Headingley Hill, Hyde Park & Woodhouse Moor Conservation Area, giving the surrounding area a mature, established feel with some attractive greenery.

To the rear, the property backs directly onto the Bedford Fields Green Link, which creates a leafy backdrop during the warmer months. This green corridor not only enhances privacy in the rear garden and for the rear-facing rooms, but also provides pedestrian access through to Woodhouse Ridge, a beautiful and historic stretch of woodland and open space. Woodhouse Ridge offers scenic walking routes, elevated viewpoints, and a real sense of escape into nature, all just moments from the doorstep.

Hyde Park Corner is only minutes away, offering a wide range of amenities including cafés, bars, independent shops and everyday conveniences. Close by is Woodhouse Moor, a much-loved open park with tennis courts, wide open lawns and tree-lined paths, ideal for walking, exercise and socialising.

The University of Leeds can be accessed with ease, making this an ideal purchase for professionals working within the university, academic buyers, or investors seeking strong long-term demand. The location also suits first-time buyers and families looking for excellent access to green spaces and city amenities.

Leeds City Centre is easily accessible on foot, by bike or via frequent public transport links. Leeds is one of the UK's fastest-growing cities, renowned for its thriving financial and digital sectors, excellent shopping, vibrant nightlife, cultural attractions and strong employment opportunities, making this an exceptional place to live.

### Outside

The property benefits from a private parking space to the side, positioned next to a timber gate that provides direct access to the rear garden. A pathway from the parking space also leads around to the front entrance and front garden area.

The generous rear garden is a real highlight, featuring a superb Indian stone patio that is perfect for outdoor seating and entertaining during the warmer months with French doors that lead directly into the open plan sitting & dining room. Beyond the patio is a lawned area with planted borders and space for a shed, all enjoying a tree-lined outlook.

### Accommodation - Hallway

You enter the property into a neutrally decorated hallway, which provides access to the open-plan sitting and dining room and the staircase leading to the first floor.

### Sitting & Dining Room

This bright and spacious open-plan sitting and dining room is finished in neutral tones with coving to the ceiling. A large double-glazed window to the front elevation allows plenty of natural light in and provides a pleasant outlook over the cul-de-sac. A useful under-stair storage cupboard is accessed from the sitting area, offering excellent practicality. The dining area to the rear features French doors that open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. The dining area also leads into the kitchen.

### Kitchen

The kitchen is accessed from the open-plan living space and is fitted with a range of base and wall units, providing ample storage. A double-glazed window above the sink looks out over the rear garden, enhancing the light and airy feel. The kitchen includes an integrated oven, a four-ring gas hob with stainless steel extractor hood above, space for a freestanding fridge freezer, and plumbing and space for both a washing machine and a dishwasher.

### First Floor - Landing

The first-floor landing is neutrally decorated and includes a cupboard housing the gas boiler, which was installed in April 2025. A pull-down loft ladder provides access to the loft space, offering additional storage potential.

### Bedroom One

A well-proportioned double bedroom, neutrally decorated and enjoying a pleasant outlook

### Bedroom Two

A second bedroom, also neutrally decorated with a lovely view out and over the rear garden.

### Bedroom Three / Home Office

A third bedroom, currently used as a home office, making it perfect for modern working-from-home requirements or as a nursery or single bedroom.

### Bathroom

A stylish and modern bathroom comprising a bath with shower over and glass screen, a wash basin with vanity cupboard below, and a WC. The room is tiled and enhanced by a large mirror that creates a sense of space, along with a frosted double-glazed window providing natural light.

### Important Information

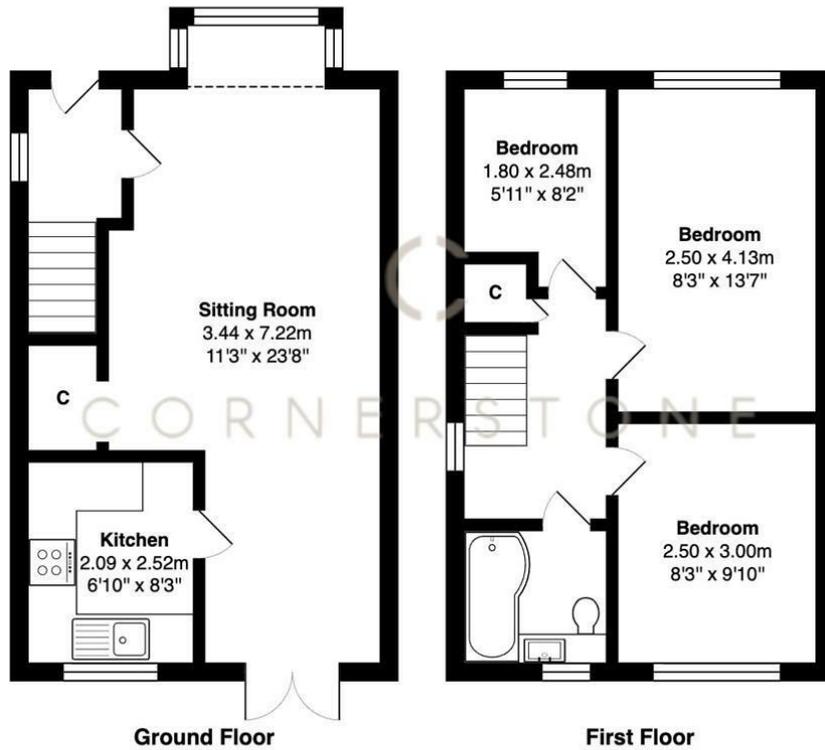
TENURE - Freehold

Council Tax Band A.

1. In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended), estate agents are legally required to verify the identity of their applicants and understand the source of any funds used in a property transaction. As part of our due diligence process, all purchasers and individuals providing funds (including any gifto) will be required to provide: Proof of identity, Proof of address and Evidence of the source of funds. We carry out electronic anti-money laundering (AML) checks on all buyers and gifto(s). A non-refundable fee of £36.00 (including VAT) will be charged per individual to cover the cost of these checks. We apply a risk-based approach in line with regulatory requirements. This means the level of information and documentation we request may vary. In some cases, additional evidence may be required to meet our obligations under the regulations. All requested documentation must be provided in full for us to proceed with the transaction. Failure to comply may result in delays or the inability to continue with the process.

Please note: Where we have knowledge or suspicion that a transaction involves criminal property or money laundering, we are legally required to make a report to the National Crime Agency (NCA).





Total Area: 65.8 m<sup>2</sup> ... 708 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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 where we reasonably can.

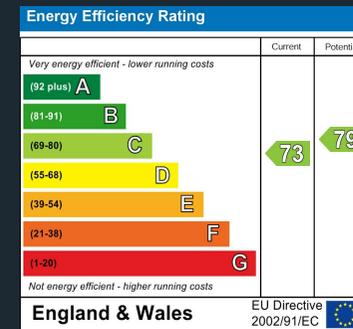
3. Measurements: These approximate room sizes are only intended as general guidance.

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

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract; the matters referred to in these particulars should be independently verified by prospective buyers. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Sales & Lettings nor any of its employees or agents has any authority to make or give any representation or warranty about this property.

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