CORNERSTONE

4 Woodbridge Vale, Kirkstall, Leeds, LS6 3LT







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4 Woodbridge Vale
Guide Price £170,000

Introduction

Cornerstone are delighted to present this stylish three-bedroom 5M constructed home, ideally located in the ever-popular suburb of Kirkstall. Offered for sale with no onward chain, this property represents an excellent opportunity for a wide range of buyers seeking a lovely property at an excellent price.

No Onward Chain - A Major Advantage

Sold with no onward chain means the seller is not dependent on purchasing another property. This significantly reduces the risk of delays for buyers, which often results in a quicker, more straightforward buying process—ideal for those looking to move swiftly or avoid uncertainty.

Ground Floor Accommodation

You are welcomed into the home via a dark blue composite door, opening into a generously sized neutrally decorated hallway. From the hallway, you will find:

- A convenient ground floor WC.
- A spacious pantry/storage cupboard.
- Staircase to the first floor.
- Entry into a stylish and well-appointed kitchen. The kitchen is both practical and stylish, featuring:
- Integrated oven with hob and extractor hood.
- Space for a free-standing fridge freezer.
- Direct access to the rear garden via a uPVC door.

From the kitchen you can also access the dining room, which in turn flows into the sitting room, creating a wonderful open-plan feel. Both the dining and sitting rooms are flooded with natural light thanks to impressive double-glazed sliding doors to both the front and rear, a standout feature that enhances the sense of space and indoor-outdoor living.

First Floor Accommodation

The first floor offers a well-balanced layout accessed via a central landing.

- Principal Bedroom: A generous double room complete with integrated wardrobes.
- Second Bedroom: Currently utilised as an arts and crafts room, offering flexibility for a variety of uses.
- Third Bedroom: A well-proportioned room, ideal as a bedroom, nursery, or home office.
- Family Bathroom: Stylishly fitted with a large shower enclosure, wall-mounted wash basin, WC, and a practical utility area with space and plumbing for a washing machine, along with handy shelving above.

Exterior & Gardens

This charming home boasts a beautiful south-east facing front garden, making it a sun trap throughout the day. The garden is thoughtfully arranged with raised beds, perfect for gardening enthusiasts, and features a stunning mature Torquay Palm that adds a unique character. A glass greenhouse further enhances the space, offering excellent potential for growing plants year-round.

To the rear, the garden is split across two levels, creating distinct patio areas. The rear garden includes a large, sturdy shed, perfect for storing bikes, tools, or outdoor equipment.

Location & Amenities

Kirkstall is a highly sought-after suburb of Leeds, known for its excellent balance of urban convenience and green surroundings. The property is ideally positioned for Headingley which is just a short distance away, offering a vibrant mix of cafes, bars, restaurants, and many shopping opportunities. Leeds City Centre is easily accessible making commuting straightforward. Local amenities include supermarkets, independent shops, and leisure facilities within close proximity. There are plenty of parks and riverside walks nearby providing excellent opportunities for outdoor recreation such as the nearby Kirkstall Abbey. There is also a good selection of well-regarded primary and secondary schools that are located within easy reach, making this an appealing choice for families.

To Conclude

This attractive three-bedroom home combines stylish interiors with practical living spaces with delightful gardens at an affordable price. With its excellent location, abundance of natural light, and the added benefit of no onward chain, it offers fantastic value in a popular and well-connected area. Viewing is highly recommended.

Important Information

TENURE - Freehold

Council Tax Band A.

Sold With No Onward Chain.

Construction - 5M - defined as a non-standard construction property type.

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 giftor) 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 giftor(s). A non-refundable fee of £40.00 (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).

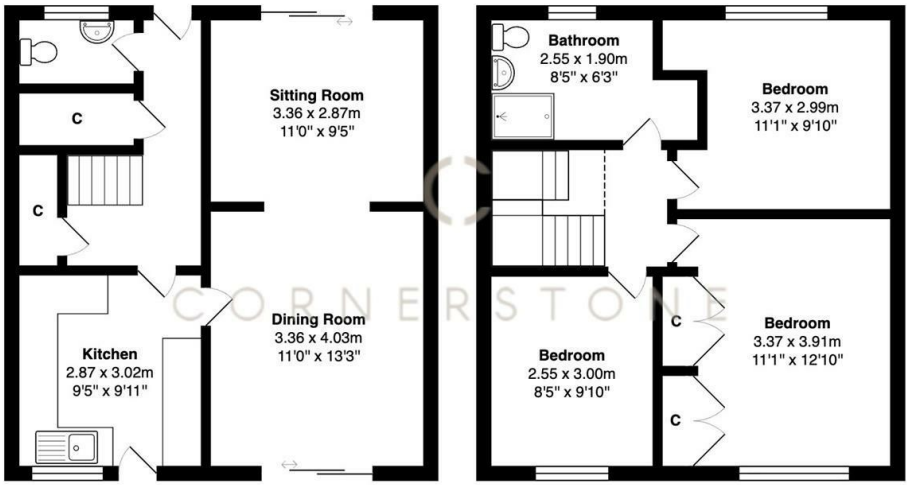












Ground Floor **First Floor**

Total Area: 89.7 m² ... 966 ft²

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.

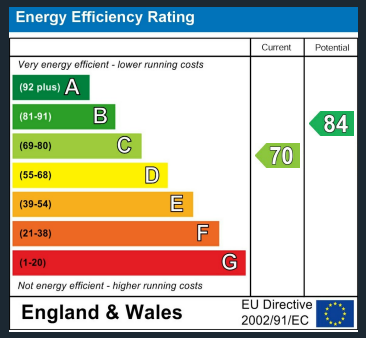
3. Measurements: These approximate room sizes are only intended as general guidance.

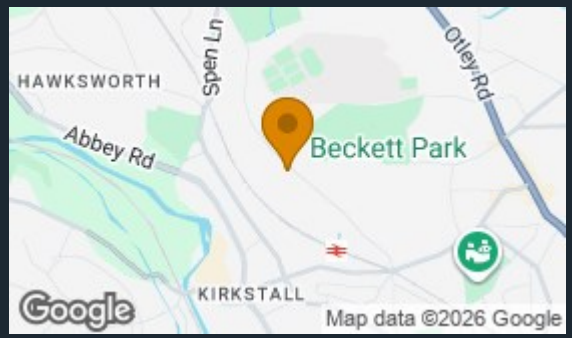
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

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.

Local Authority
Leeds City Council

Council Tax Band
A





The Property Ombudsman







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