



39 WOODLAND HILL

LEEDS, LS15 7DF

£325,000
FREEHOLD

This stunningly renovated property is now on the market and ready for you to move in! Imagine enjoying the blend of modern design and classic charm in your new home. Don't miss out on this incredible opportunity!

MONROE

SELLERS OF THE FINEST HOMES

39 WOODLAND HILL

- Semi Detached Family Home • Three Bedrooms • Fully Renovated • Two Reception Rooms • Log Burner • Driveway • Excellent Location • 876 Sqft • Large Garden With Indian Stone Patio • Excellent Travel Links



Monroe is excited to present this stunning three-bedroom home that has been fully renovated. The property features a fantastic open-plan kitchen and dining area, perfect for entertaining guests. You'll also find a cosy living room with a bay window and a fireplace equipped with a log burner, all within a generous 876 square feet of space. The expansive garden measures 30 meters, providing plenty of outdoor space. Don't miss the opportunity to make this home yours!

As you enter, you are welcomed by a bright and airy hallway that instantly establishes the home's inviting atmosphere. This spacious hall effortlessly guides you to a formal living room with a bay window and a cosy log burner.

The first floor features two spacious double bedrooms, one of which includes a stunning bay window that adds charm and character. The house's bathroom is bright and generous in size; it is partially tiled and includes a separate shower as well as a luxurious freestanding bath.

The rear garden boasts a spacious landscaped area, enclosed with an Indian stone patio. In addition, the front driveway can accommodate two to three vehicles.

Make sure you take advantage of this opportunity to see this outstanding home that is ready for you to move in!

ENVIRONS

39 Woodland Hill is a highly sought-after and convenient location in the eastern part of Leeds. It offers many local attractions and amenities, including Temple Newsam House, its grounds, and a golf course. There is a variety of schools for all age groups, local parks, and excellent shopping facilities such as the Cross Gates Shopping Centre and the Springs at Thorpe Park. For commuters, there is exceptional vehicle access to the A63, A58, A64, A1/M1 links, the Outer Ring Road, and the East Leeds Orbital Route. Cross Gates also features a train station and offers good bus routes to the city and surrounding areas.

Additionally, in Halton and Colton, you can find numerous restaurants, pubs, microbars, and accommodations for overnight stays.

REASONS TO BUY

- Semi-Detached Family Home
- Superb Amenities Nearby
- Three Bedrooms
- Private & Large Landscaped Garden With Patio
- Paved Driveway
- No Onward Chain

Disclaimer: Please note that some rooms have CGI pictures.

SERVICES

We are advised that the property has mains water, electricity, and gas.

LOCAL AUTHORITY

Leeds City Council

TENURE

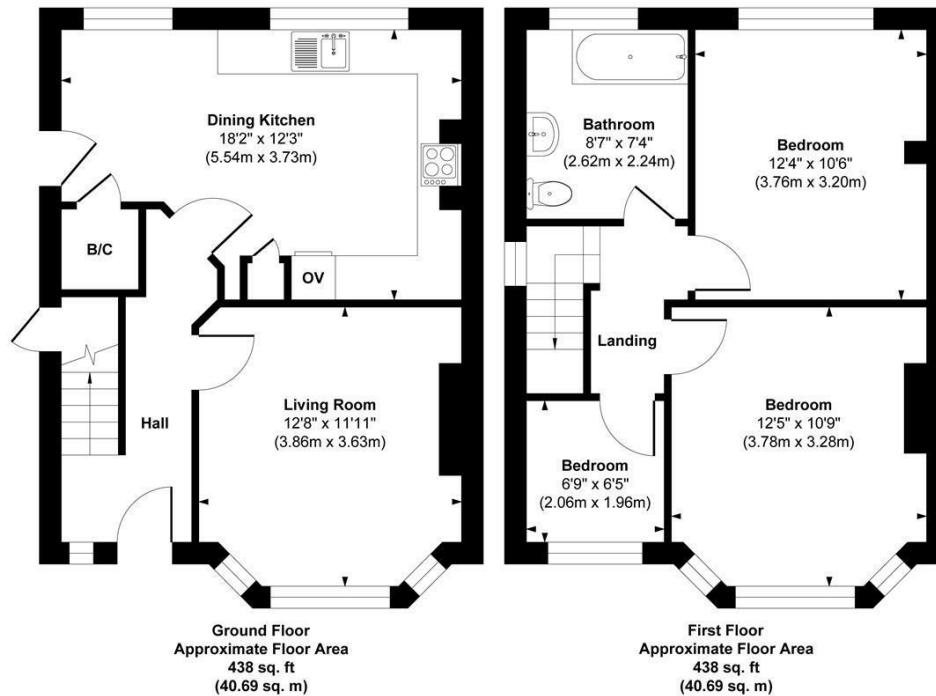
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

39 WOODLAND HILL





Approx. Gross Internal Floor Area 876 sq. ft / 81.38 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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