



## Woodland Drive, Thorp Arch, Leeds, West Yorkshire, LS23 7BL

- 60% OF MARKET VALUE
- SOUTH FACING GARDEN
- BEAUTIFULLY PRESENTED THROUGHOUT
- EPC RATING - C / COUNCIL TAX - C

- CERTAIN CRITERIA APPLY
- DRIVEWAY
- THREE BEDROOM MID TERRACE HOUSE

**Asking Price £195,000**



# Woodland Drive, Thorp Arch, Leeds, West Yorkshire, LS23 7BL

## DESCRIPTION

Hunters Wetherby are proud to present to the market this charming three-bedroom mid-terrace house, situated in the highly sought-after location of Thorp Arch. This beautifully presented home which is arranged over three floors and is being sold at 60% market value under an "affordable housing scheme" through Yorkshire Housing association.

Upon entering the property, you are welcomed into a bright entrance hall, which seamlessly guides you through to the ground floor accommodation.

Set to the left of the entrance hall is a convenient ground-floor W/C, which features a low-level W/C and a wash hand basin.

The lounge is a stunning space, featuring a peaceful, cool-toned colour scheme that elegantly sets the tone for the rest of the property. This generously proportioned room provides a charming spot to sit back and relax with family in the evenings.

Adjacent to the lounge is the kitchen/diner, which is fitted with a contemporary range of wall and base units, an integrated oven, and an electric hob. The space also offers plumbing and space for a washing machine.

Graduating up to the first floor accommodation, you are met with two generously sized bedrooms. Both are well-proportioned double rooms, each offering ample space for additional recreational furniture, and bedroom two further enhanced by plenty of natural light flowing in from the double doors to the Juliette balcony overlooking the rear garden.

The house bathroom is fitted with a paneled bath, a low-level W/C, and a wash hand basin.

Ascending to the third floor, you will find the principle bedroom. This room is another generously proportioned double room, featuring a convenient built-in cupboard for additional storage.

Externally, the property features a well-proportioned rear garden, composed of a mix of lawn and patio areas, creating a perfect spot for hosting family and friends. To the front of the property, a driveway leads directly up to the front door while also providing convenient off-street parking.

Agents note: This property is being sold at 60% market value under an 'affordable housing' scheme through Yorkshire Housing Association. Certain criteria will apply, eligibility will need to be checked before an offer is accepted.

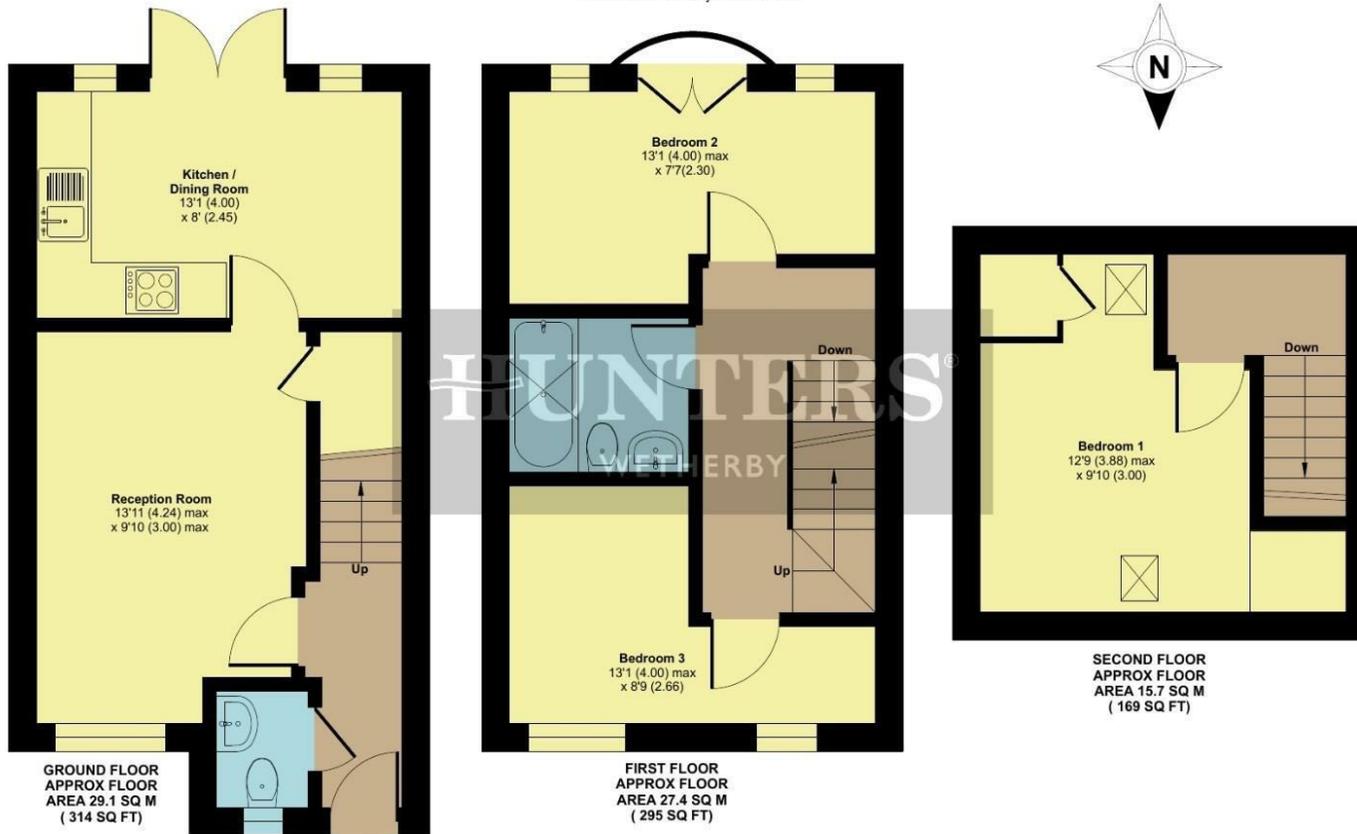




# Woodland Drive, Thorp Arch, Wetherby, LS23

Approximate Area = 778 sq ft / 72.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hunters Property Group. REF: 1382609

## Viewings

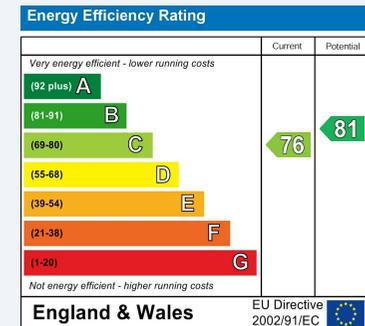
Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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