

# HUNTERS®

HERE TO GET *you* THERE

**Woodhall Drive, Kirkstall, LS5**

**Guide Price £350,000**

**Property Images**



# HUNTERS®

HERE TO GET *you* THERE

## Property Images



# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

## Property Images





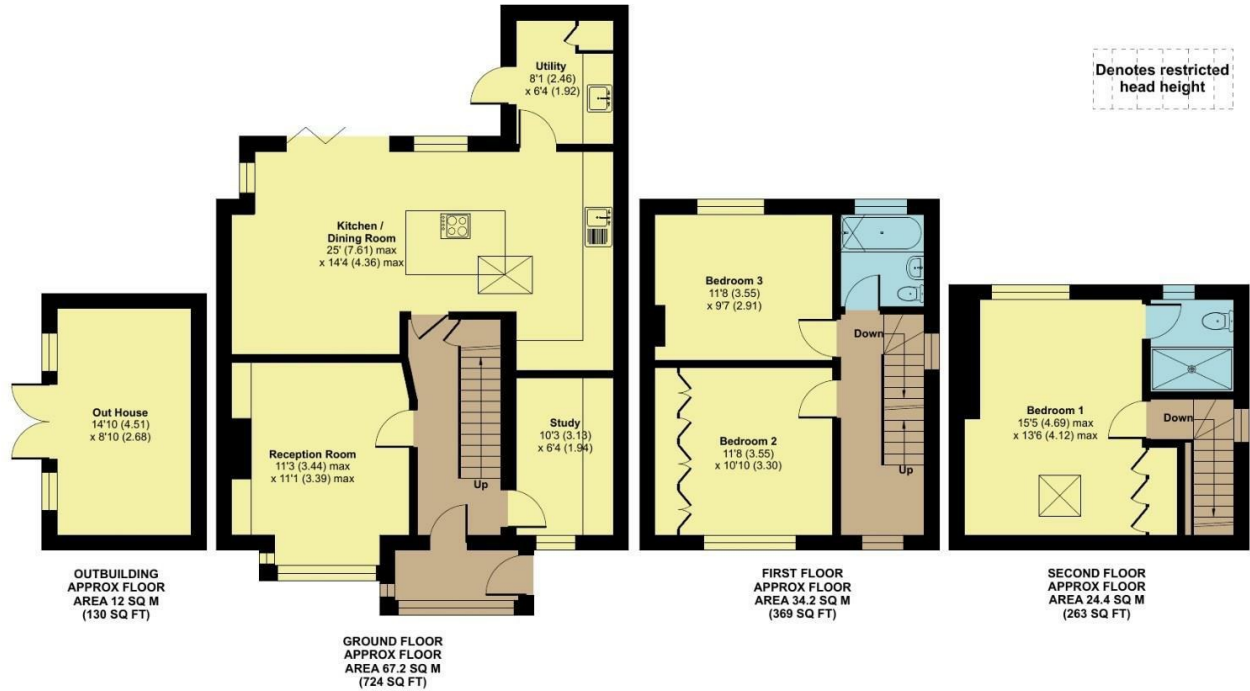
## Woodhall Drive, Leeds, LS5

Approximate Area = 1356 sq ft / 125.9 sq m

Outbuilding = 130 sq ft / 12 sq m

Total = 1486 sq ft / 137.9 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). © nrichcom 2026. Produced for Hunters Property Group. REF: 1417016

## EPC

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 71                      | 79        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

## Map



## Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 2 Receptions: 3 Tenure: Freehold

## Summary

### Woodhall Drive, Kirkstall – A Superb Extended Three Double Bedroom Semi-Detached Home

Situated in the ever-popular area of Kirkstall, Woodhall Drive enjoys a fantastic location with a wealth of local amenities on the doorstep. Kirkstall is highly regarded for its vibrant community feel, excellent transport links into Leeds city centre, and its mix of green spaces and everyday convenience. Residents benefit from nearby shops, cafés, supermarkets and leisure facilities, as well as scenic walks along the River Aire and around the historic Kirkstall Abbey. With well-regarded schools and easy access to major road networks, this is a superb setting for families and professionals alike.

This beautifully extended three double bedroom semi-detached home has been lovingly renovated and finished to a high specification by the current owners, creating a stylish, move-in ready property perfect for modern living.

#### Key Features:

- Lovingly renovated and extended to a high specification throughout
- Entrance porch – ideal for keeping coats and shoes neatly stored without cluttering the main home
- Welcoming entrance hallway with understairs storage and access to the principal rooms
- Modern yet cosy living room with a large window allowing plenty of natural light, built-in alcove storage and feature fire surround (fire not included)
- Versatile side extension currently used as a home office, also ideal as a playroom or additional reception space to suit your needs
- Stunning kitchen/diner – truly the heart of the home – featuring sleek, modern units and island, open to the dining space, making it perfect for family life and entertaining. The dining area benefits from direct access to the delightful rear garden
- Separate utility room, ideal for busy households to keep laundry and everyday clutter away from the main living space
- Landing area with clever storage and a charming reading corner
- Bright, modern family bathroom featuring bath with shower over, sink and WC
- Three generous double bedrooms
  - o Impressive main bedroom occupying the loft conversion on the second floor, complete with modern en-suite featuring walk-in shower, sink and WC, along with eaves storage and stunning views
- Driveway to the front of the property with electric car charging point
- Mature rear garden with decking seating area, lawn providing plenty of safe play space for children, and a summer house offering additional entertaining space or flexible use to suit your lifestyle

This home has been beautifully extended and modernised, offering a fantastic opportunity to make it yours and start creating lasting memories. Call to book your viewing today – it will not disappoint.

## Features

- EXTENDED SEMI DETACHED • THREE DOUBLE BEDROOMS • UTILITY ROOM • LARGE REAR GARDEN • MOVE IN READY • SOUGHT AFTER LOCATION • STUDY / OFFICE SPACE • MODERN OPEN PLAN KITCHEN / DINER • COUNCIL TAX BAND:- C • EPC RATING:- C