

HUNTERS®

HERE TO GET *you* THERE



Woodeson Lea

Leeds, LS13 1RJ

£140,000



Council Tax: B



26 Woodeson Lea

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£140,000



- Ground Floor Flat
- Open-plan kitchen, dining and living
- Two double bedrooms
- Ideal for first-time buyers
- Patio doors with ample natural light
- Near parks and green spaces
- Close to Bramley and Pudsey amenities
- Regular local bus services nearby
- Good rail links to Leeds, Bradford

A bright and spacious open-plan KITCHEN and LIVING area with a clean, spacious, modern finish and well-maintained. The KITCHEN features wood effects cabinets, partially tiled splashback and extra shelving. Integrated appliances, extractor hood, dishwasher, washing machine & fridge freezer.

The room benefits from flooring throughout, enhancing the airy feel and providing a seamless flow into the living and dining area. To the right, glass patio doors allow plenty of natural light to flood the room and provide direct access to the outside.

There are two DOUBLE BEDROOMS, offering comfortable sleeping accommodation and flexibility for guests, home working or storage. The BATHROOM is bright, modern, and finished in warm neutral tones. It features curved bath with a glass shower screen and wall-mounted shower, offering both bathing and showering options. The walls are partially tiled in beige stone-effect tiles. A wall mirror above the bath enhances the sense of space and reflects natural light around the room. The pedestal sink, while the toilet completes the suite. The tiled flooring coordinates with the walls, giving the room a cohesive finish.

Located in the Bramley/Pudsey border area of Leeds, the flat benefits from access to local amenities including supermarkets, independent shops and cafés along nearby high streets in Bramley and Pudsey. The area is also served by a selection of primary and secondary schools.

Green spaces and nearby parks such as Bramley Fall Park and Pudsey Park provide opportunities for walking and cycling routes along the canal and surrounding areas. Public transport links are available from Bramley and New Pudsey railway stations, both reachable by a short drive or local bus services.

KITCHEN / LIVING

17'6" x 17'7" (5.35 x 5.37)

BEDROOM

10'1" x 11'11" (3.08 x 3.65)

BEDROOM

11'5" x 8'1" (3.48 x 2.48)

BATHROOM

6'7" x 6'2" (2.03 x 1.88)

LANDING



Road Map



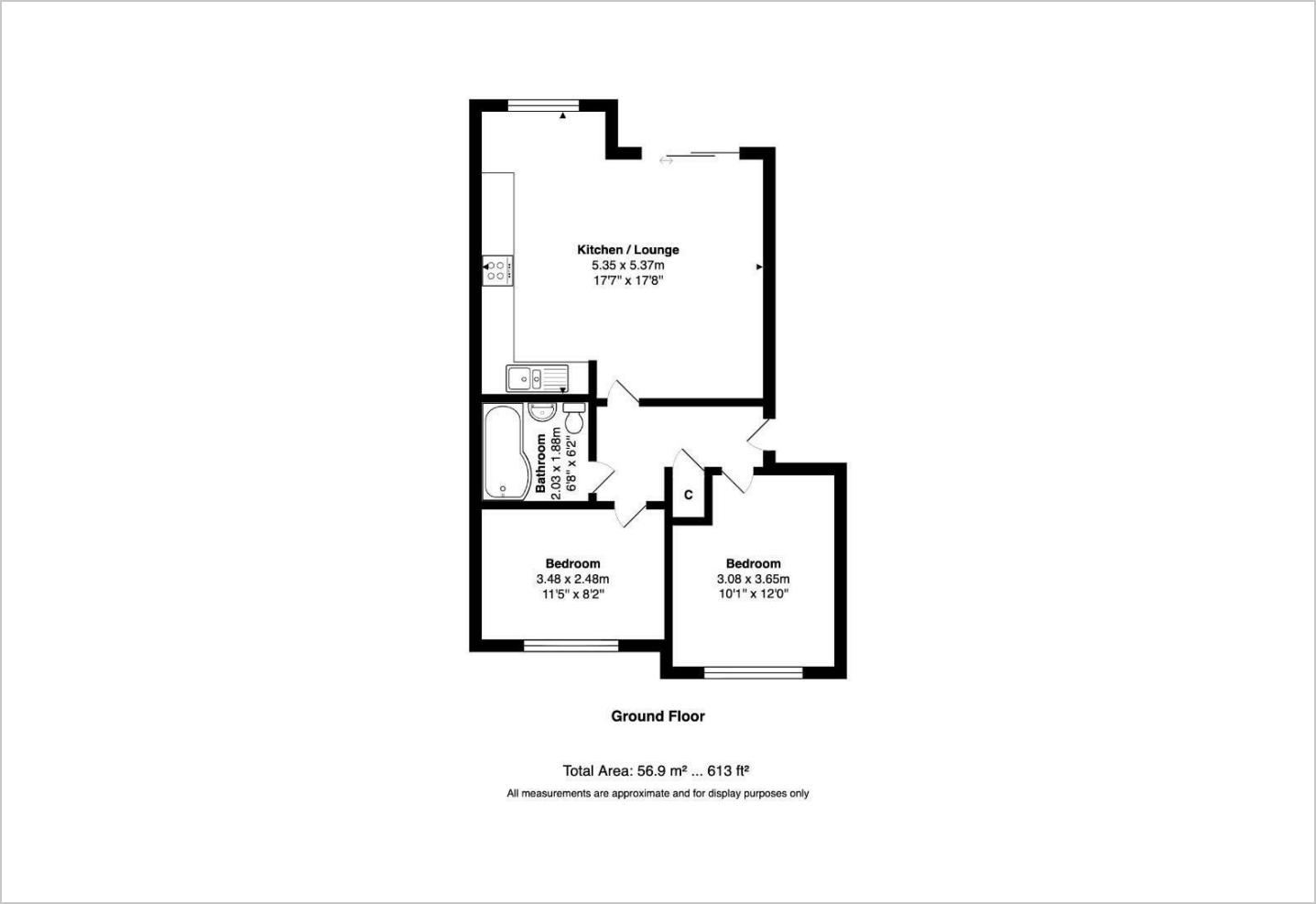
Hybrid Map



Terrain Map



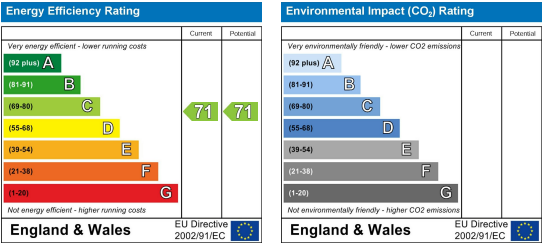
Floor Plan



Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.