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HERE TO GET *you* THERE

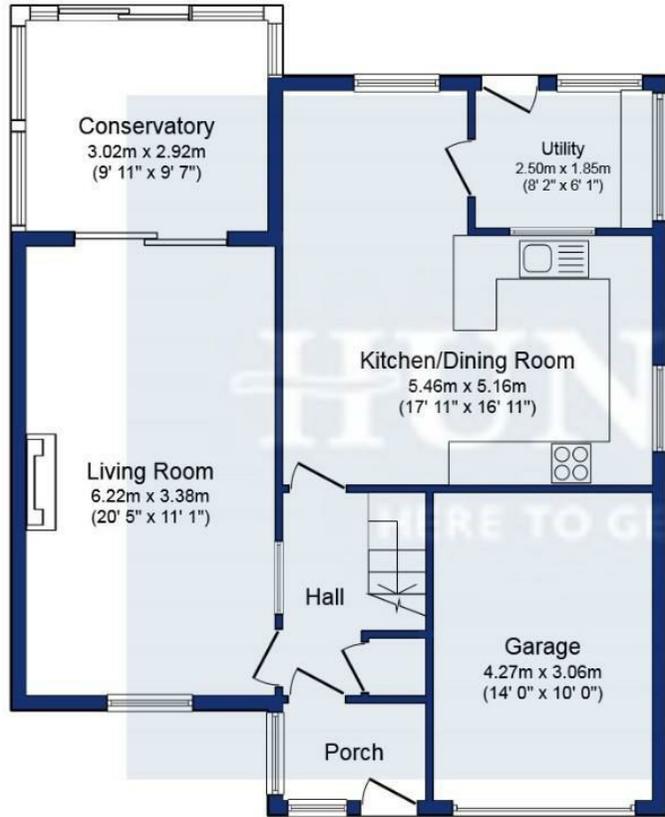
43 Rockwood Crescent, Woodhall, LS28 5AD

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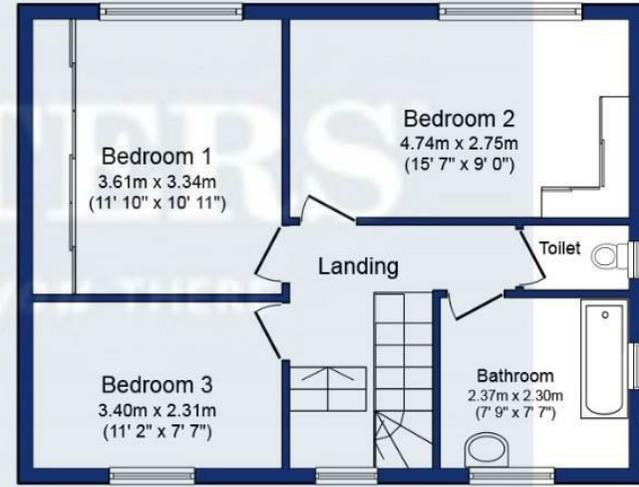
£390,000

This well kept detached property in a peaceful and popular location with a rear conservatory extension, integral garage, and great commuting links is perfect for families and couples looking for a comfortable and convenient home.

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**Ground Floor**



**First Floor**

Total floor area 135.7 sq.m. (1,460 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**PORCH**

**ENTRANCE HALL**

**LIVING ROOM**

20'4" x 11'1"

**KITCHEN/DINING/SITTING**

17'10" x 16'11"

**CONSERVATORY**

9'10" x 9'6"

**UTILITY ROOM**

8'2" x 6'0"

**BEDROOM ONE**

11'10" x 10'11"

**BEDROOM TWO**

15'6" x 9'0"

**BEDROOM THREE**

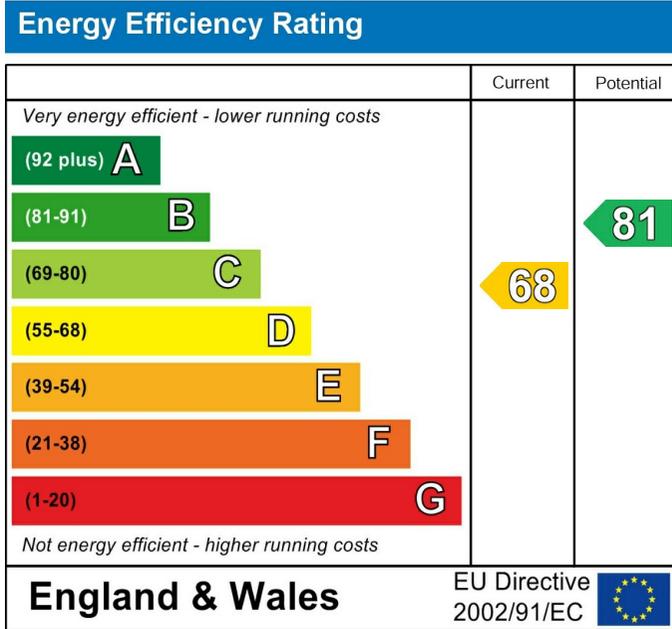
11'1" x 7'6"

**BATHROOM**

7'9" x 7'6"

**ATTACHED GARAGE**

14'0" x 10'0"



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. 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.









