



**51 Woodside Park Drive, Horsforth, Leeds LS18 4TG**  
**£515,000**

**AdairPaxton**  
Property Specialists 



**\*\*\*FOUR BEDROOM DETACHED HOUSE WITH VIEWS OVER FIELDS TO THE REAR\*\*\*** Situated in a much sought after location and enjoying views over fields to the rear, this property sits on a generous plot and enjoys landscaped gardens to both the front and rear. This delightful four bedroom home simply **MUST BE VIEWED** to be appreciated. The well planned accommodation briefly comprises: Entrance hall, spacious lounge, kitchen/diner, second reception room and guest WC to the ground floor. To the first floor there is a master bedroom with an ensuite shower room, a further two double bedrooms, a single bedroom and house bathroom. Externally, the gardens enjoy a good deal of privacy with pleasant views to the rear and a driveway providing off street parking. Located in the enduringly popular suburb of Horsforth, this lovely home is well placed for reputable local schools, shops, restaurants and bars, as well as transport links to Leeds and Bradford. Early internal viewing is highly recommended.





### Hallway

Via front entrance door. Gas central heating radiator. Stairs to first floor.

### Kitchen / Diner

7'7" x 21'9" (2.33 x 6.65)

Fitted with a range of wall, base and drawer units with worktops over. Integrated electric oven with 4-ring gas hob and extractor hood over. Stainless steel sink with mixer tap and drainer. Space for fridge, dishwasher and washing machine. Part tiled walls. uPVC double glazed window and door to the rear. Gas central heating radiator. Light and Airy dining area with uPVC double glazed window to front. Gas central heating radiator.

### Lounge

11'3" x 17'11" (3.43 x 5.47)

Spacious living area with uPVC double glazed sliding doors to the rear and uPVC double glazed window to front. Gas central heating radiator. Gas fire.

### Occasional Room

7'11" x 13'7" (2.43 x 4.15)

Occasional reception room with uPVC double glazed window to front. Inset ceiling spotlights.

### First Floor

Loft access.

### Main Bedroom

13'11" x 8'11" (4.25 x 2.72)

Master bedroom with uPVC double glazed window to front. Gas central heating radiator.

### En-suite Shower Room

Fitted with a three piece white suite comprising; shower cubicle, vanity wash hand basin and WC. uPVC double glazed window. Gas central heating radiator. Tiled walls and floor.

### Bedroom 2

9'11" x 8'10" (3.03 x 2.71)

Second double bedroom with uPVC double glazed window to rear with views overlooking the garden and fields beyond. Gas central heating radiator.

### Bedroom 3

7'7" x 12'9" (2.32 x 3.90)

Third double bedroom with uPVC double glazed window to front. Gas central heating radiator.

### Bedroom 4

6'3" x 8'8" (1.93 x 2.66)

Fourth bedroom with uPVC double glazed window to rear overlooking the garden and field beyond. Gas central heating radiator

### Bathroom

Fitted with a three piece white suite comprising; bath, WC and wash hand basin. Part tiled walls. Gas central heating radiator. uPVC double glazed window.

### Outside

To the front of the property there is a great sized lawned garden with borders of flowers and shrubs. A driveway provides off street parking for a number of vehicles. The rear garden is fully enclosed and has been mostly laid to lawn with a paved patio area and beds of planted shrubs. The property also benefits from a workshop/storage space to the rear and storage to the side of the house.

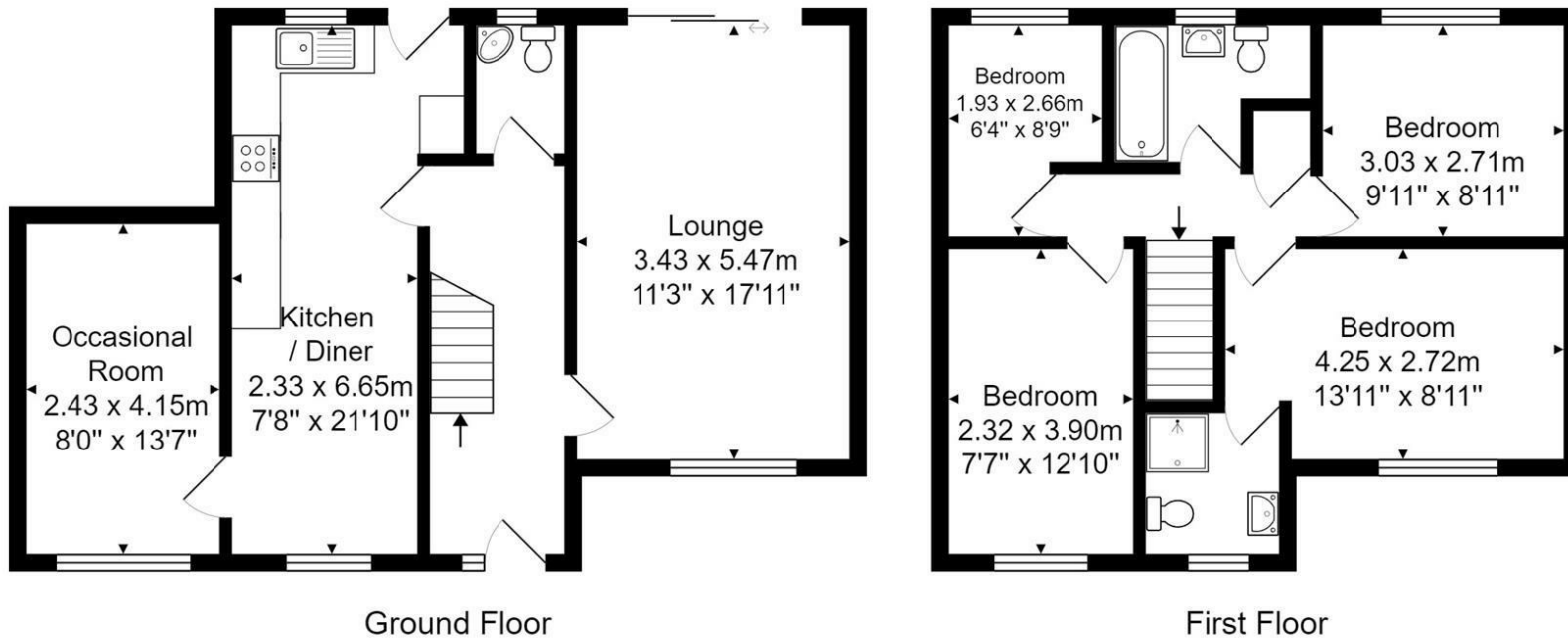








FLOOR PLANS



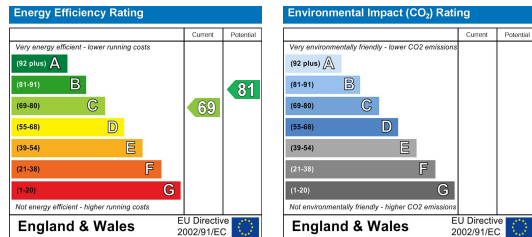
Total Area: 105.3 m<sup>2</sup> ... 1134 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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ENERGY PERFORMANCE



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