



Woodlands Court Otley Road, Leeds LS16 6EZ

Welcome to

Woodlands Court Otley Road, Leeds

Beautifully presented two-bedroom apartment occupies a desirable position within the sought-after Woodlands Court development on Otley Road. Offering spacious and well-maintained accommodation throughout, set within attractive landscaped communal gardens conveniently located for local amenities.



Living/Dining Room

A spacious and light-filled open-plan living and dining room, beautifully presented with contemporary décor and plush carpeting throughout. The generous proportions provide ample space for both comfortable seating and formal dining, making it ideal for relaxing and entertaining. A large front-facing window and glazed entrance door allow an abundance of natural light to flood the room, creating a bright and welcoming atmosphere. Open access to the kitchen enhances the practicality of the space, while the neutral colour palette offers a modern and versatile finish ready to suit a range of furnishings.

Kitchen

A stylish and contemporary fitted kitchen comprising a comprehensive range of high-gloss wall and base units complemented by contrasting work surfaces and feature coloured splashbacks. The kitchen is equipped with integrated appliances, including a built-in oven and microwave, together with ample storage and preparation space. A large rear-facing window provides attractive views overlooking the grounds and floods the room with natural light. Open access to the living/dining area creates a practical and sociable layout, ideal for modern day living and entertaining.

Bedroom One

A beautifully presented double bedroom offering a calm and inviting atmosphere. Decorated in soft neutral tones, plush carpeting, and elegant lighting, creating a relaxing retreat. A large window overlooks mature greenery, allowing plenty of natural light while providing a pleasant outlook.

Bedroom Two

A versatile and well-proportioned second bedroom, featuring an extensive range of fitted wardrobes providing excellent storage. A large front-facing window allows an abundance of natural light, creating a bright and airy feel, while neutral décor and fitted carpeting offer a move-in ready finish.

Bathroom

A stylish and contemporary bathroom fitted with a modern white suite comprising a wall-mounted wash hand basin with vanity storage and low-level WC. Finished with attractive natural stone-effect tiling to the walls and floor, the room also benefits from a spacious walk-in shower with glazed screen and rainfall shower head, and a chrome heated towel rail completes this well-appointed space.

Communal Grounds

The apartment enjoys access to beautifully maintained communal gardens, providing an attractive and peaceful setting for residents. Landscaped with manicured lawns, mature trees, colourful flower beds, and established shrubs, the grounds are a particular feature of the development. Paved pathways weave through the gardens, creating pleasant areas to walk and relax whilst enjoying the well-kept surroundings. The development also benefits from ample resident and visitor parking; all set within a mature and secluded environment that enhances the overall appeal of the property.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee cannot be refunded, even if the property purchase does not go ahead.



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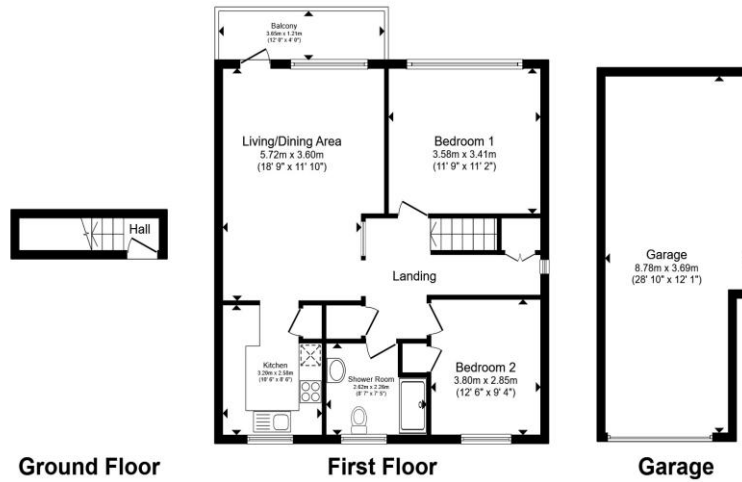


welcome to

Woodlands Court Otley Road, Leeds

- Beautifully presented two-bedroom apartment
- Spacious Living room & fitted kitchen
- Set within beautifully maintained communal gardens
- Prime North Leeds location
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Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C



£180,000

Total floor area 108.0 m² (1,163 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.propertybox.io

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Property Ref:
HFT107625 - 0004

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