



Woodland Grove | Swillington | LS26 8DP

£230,000

Three Bedroom Semi-Detached House | Council Tax Band B | EPC Rating C

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* THREE BEDROOM SEMI-DETACHED PROPERTY * NO CHAIN!
* SOLAR PANELS * THROUGH LOUNGE WITH DINING AREA *
MODERN KITCHEN & BATHROOM & GARAGE * DRIVEWAY *

We are delighted to present to the market this impressive three-bedroom semi-detached house, listed for sale with NO CHAIN! The property asserts a strong presence, exuding an inviting charm that makes it a wonderful dwelling to call home.

Upon entering the property, you are welcomed into a spacious reception room that is drenched in natural light, thanks to its large bay window. The reception room also offers a delightful view of the garden and provides direct access to it via a pair of French doors at the rear. This room has been tastefully designed to serve as a comfortable space for family gatherings or for relaxing evenings.

The house features a modern kitchen, equipped with sleek units that add to the overall aesthetics while ensuring practicality. The kitchen has been meticulously designed to cater to all of your culinary needs.

The property boasts three bedrooms, the master, a second double, and a compact single. The master bedroom is a generous double and comes with built-in wardrobes, offering ample storage space. The second bedroom is also a double room, providing comfortable accommodation, while the third bedroom is a single room, perfect for a child's room or home office. A modern bathroom suite completes the internal accommodation, characterized by its contemporary design.

Externally, the property benefits from a garage and off-street parking. It also boasts a beautiful garden, providing a serene environment for outdoor relaxation. Additionally, the property is fitted with owned solar panels, enhancing its energy efficiency, and is being offered with NO ONWARD CHAIN. This remarkable property effortlessly blends comfort, style, and practicality, presenting an alluring package for anyone seeking a fantastic home.

Entrance Vestibule

Composite front entrance door. Double-glazed window to side, radiator, stairs to first floor landing, door to built-in storage cupboard.

Lounge/Diner 6.53m plus bay x 3.33m max (21'5" plus bay x 10'11" max)

Double-glazed bay window to front, two radiators, coving to ceiling, double-glazed french double doors to garden, door to:

Fitted Kitchen 2.72m x 2.13m (8'11" x 7'0")

Fitted with a range of base and eye level units with worktop space over with drawers, one and half bowl sink unit with single drainer and mixer tap, tiled splash-backs, plumbing for automatic washing machine, gas point for cooker, extractor hood, double-glazed window to rear, door to under stairs storage cupboard, double-glazed door to garden, open plan to storage cupboard.

Landing

Double-glazed window to side, access to loft space which is part boarded with ladder, door to:

Family Bathroom

Fitted with three piece modern white suite comprising panelled bath with shower over with drencher style head and additional hand shower attachment over and folding glass screen, wash hand basin with base cupboard and WC with hidden cistern, chrome contemporary style heated towel rail, tiled surround. Extractor fan. double-glazed window to rear.

Master Bedroom 3.30m plus bay x 2.77m min (10'10" plus bay x 9'1" min)

10'10" plus bay x 9'1" to wardrobes
Double-glazed bay window to front, fitted wardrobe with sliding door, hanging rail and shelving, radiator, picture rail.

Bedroom 2 3.10m x 3.00m (10'2" x 9'10")

Double-glazed window to rear, radiator.

Bedroom 3 2.03m x 1.80m (6'8" x 5'11")

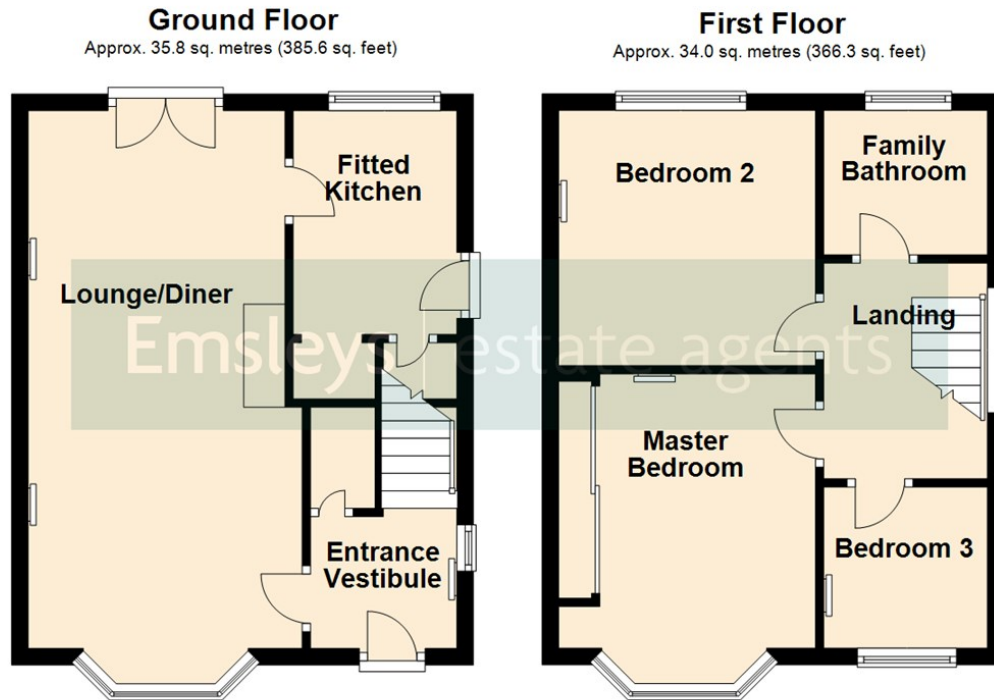
Double-glazed window to front, radiator, wooden effect laminate flooring.

Outside

There is a lawned garden to the front, with borders for trees and shrubs. Driveway to the side leading to a brick built

garage, with an up and over and power and light connected. There is driveway off road parking for one car. Side gated access leads to a fully enclosed rear garden. The garden has a lawned area, with a paved patio area and raised timber decking seating area. In addition, there is a greenhouse.





Total area: approx. 69.9 sq. metres (752.0 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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