



Needless Inn Lane | Woodlesford | LS26 8EH

£450,000

Four bedroom detached family house | Council Tax Band E | EPC rating D

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\*\*\*FOUR BEDROOM DETACHED FAMILY HOME. VIEWS OVER OPEN FIELDS. FANTASTIC CUL-DE-SAC LOCATION. NO CHAIN\*\*\*

Found tucked away in an incredibly popular CUL-DE-SAC location is this well presented, spacious, well proportioned, FOUR DOUBLE BEDROOM DETACHED family house situated on a good size plot and benefiting from enviable far-reaching VIEWS OVER OPEN FIELDS to the rear.

Offering excellent access to Woodlesford train station, local schools and commuter links. Briefly comprising; entrance hall, lounge, dining area, kitchen and downstairs WC. To the first floor are four good sized double bedrooms, the master with a walk-in dressing room and en-suite and a house bathroom. Externally the property benefits from off-street parking to the front leading to a double garage with pedestrian access to the side leading to a private rear garden which is laid mainly to lawn with a patio seating area and fenced boundaries which offer a good degree of privacy.

## Ground floor

### Entrance Hall

Access to the property is granted through an external door to the front aspect opening up into the entrance hall which has a built-in storage cupboard, two PVCu double-glazed windows to the front aspect, staircase to the first floor and internal doors into;

### Lounge 7.85m x 4.32m (25'9" x 14'2")

The lounge is an extremely light, bright room located to the side of the property with a double-glazed window to the front aspect, television point, electric fireplace, warm air central heating, external sliding doors affording access out into the rear garden and opening up into;

### Dining Area 3.40m x 2.79m (11'2" x 9'2" )

With a large double-glazed window overlooking the rear garden and open fields, warm air central heating and an internal door into;

### Kitchen 5.54m x 2.82m (18'2" wx 9'3")

Fitted with a range of wall and base level units with work surfaces over and a one and a half bowl sink and drainer

with stainless steel mixer tap over. Electric induction hob with stainless steel extractor hood over, double electric oven, integrated fridge, built-in storage cupboard, television point and built-in storage cupboard. Sliding doors afford access out to the rear garden and there is an internal door into the garage.

### WC

With a low flush WC, wash hand basin set in to a vanity unit and a window to the front aspect.

## First floor

### Landing

With internal doors into;

### Bedroom 1 4.17m x 4.52m (13'8" x 14'10" )

The master bedroom is a good size double with a television point, warm air central heating, windows to the front aspect and opening up into;

### Dressing Area 2.29m x 3.20m (7'6" x 10'6" )

With fitted wardrobes, dressing area, window to the front aspect and internal door into;

### En-suite

Three piece suite comprising; walk-in shower, low flush WC, wash hand basin set into a vanity unit, warm air central heating and a window to the side aspect.

### Bedroom 2 4.57m 2.13m x 3.58m (15' 7" x 11'9" )

Bedroom two is a good size double and is located to the rear of the property with warm air central heating and a double-glazed window affording far-reaching views over open fields.

### Bedroom 3 4.75m x 3.45m (15'7" x 11'4)

Bedroom three is a good size double and is located to the rear of the property with warm central air heating and a double-glazed window overlooking the rear garden and offering far-reaching views over open fields.

### Bedroom 4 2.95m x 3.23m (9'8" x 10'7" )

Bedroom four is a good size double and is located to the rear of the property with warm air central heating and a double-glazed window overlooking the rear garden and offering far-reaching views over open fields.

## Bathroom

Fitted with a four piece suite comprising; panelled bath with shower over, low flush WC, wash hand basin set into a vanity unit, shaver point, warm air central heating and a double-glazed window to the side aspect.

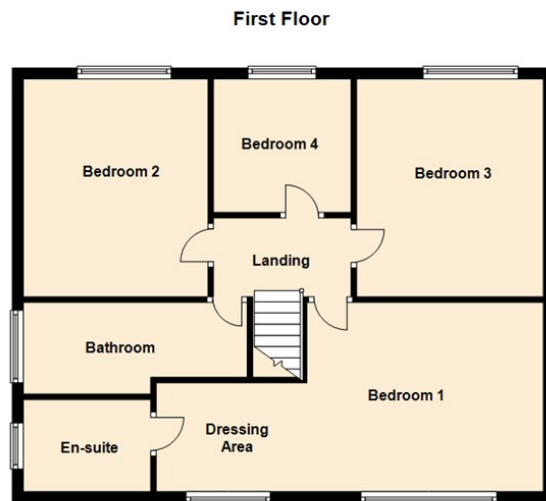
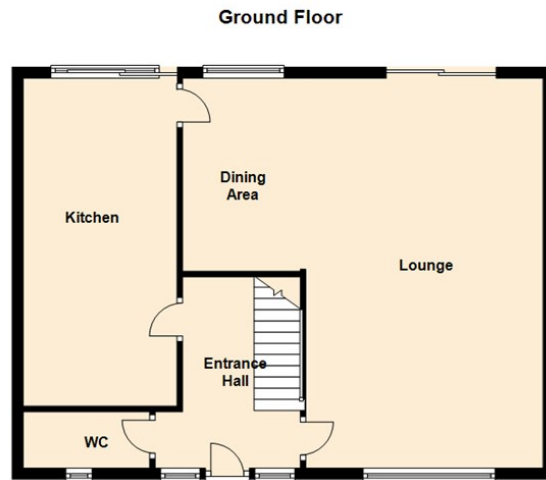
## Garage 4.11m x 7.92m (13'6" x 26'15" )

A good sized double garage, with power, light and a remote controlled powered door for an up-and-over entry door, space for a dishwasher, washing machine and fridge/freezer. Window to the rear aspect and excellent additional storage and off-street parking.

## External

Externally, the property benefits from off-street parking to the front leading to a double garage with pedestrian access granted to the side leading to a private rear garden which is laid mainly to lawn with a patio seating area and fenced boundaries which offer a good degree of privacy.





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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