



Blayds Garth | Woodlesford | LS26 8WN

£210,000

Two bedroom mid town house | Council Tax Band C | EPC Rating C

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\*\*\*TWO BEDROOM MID TERRACED HOUSE. DESIRABLE LOCATION. TASTEFULLY PRESENTED\*\*\*

Located in a community-oriented area, this immaculate mid town house property in Woodlesford is now available for sale. Ideal for couples, this home boasts a modern and open-plan design that seamlessly combines the living, kitchen, and dining areas.

The property features a spacious reception room with large windows, wood floors and has been recently refurbished to a high standard. The open-plan kitchen is a highlight, offering plenty of natural light and a recent refurbishment, making it a perfect space for cooking and entertaining.

This charming home comprises two double bedrooms, both benefiting from ample natural light. The master bedroom is generously sized and offers a comfortable retreat with fitted wardrobes. The bathroom is conveniently located and the property also benefits from parking facilities.

With public transport links, local amenities and a strong local community, this property offers both convenience and a sense of belonging. Don't miss the opportunity to own this recently renovated gem in a sought-after location. Contact us today to arrange a viewing and make this property your new home.

## Ground Floor

### Porch

Entrance door leading into the entrance porch, ideal space for hanging coats, glass door leading to:

### Lounge 4.64m x 3.76m (15'3" x 12'4")

With a double-glazed window, central heating radiator, T.V point, wood floor, storage cupboard, stairs to the first floor and open-plan to

### Dining Room 2.44m x 1.86m (8'0" x 6'1")

Wood flooring, central heating radiator, double-glazed sliding patio doors and open-plan to:

### Kitchen 2.44m x 1.80m (8'0" x 5'11")

Ample wall and base units with contrasting worktops, built-in oven, hob and extractor over, plumbed for a

washing machine, space for a fridge/freezer, sink and drainer unit and a double-glazed window.

## First Floor

### Landing 2.01m x 2.02m (6'7" x 6'8")

Doors leading to:

### Bedroom 1 2.46m x 3.76m (8'1" x 12'4")

Having fitted wardrobes, central heating radiator and a double-glazed window overlooking the rear garden.

### Bathroom 2.01m x 1.64m (6'7" x 5'5")

A three piece suite comprising; panelled bath with shower and glass screen over, vanity wash hand basin and a low flush W.C,

### Bedroom 2 2.56m x 3.76m (8'5" x 12'4")

Double-glazed window overlooking the front, central heating radiator and a door to a storage cupboard.

## External

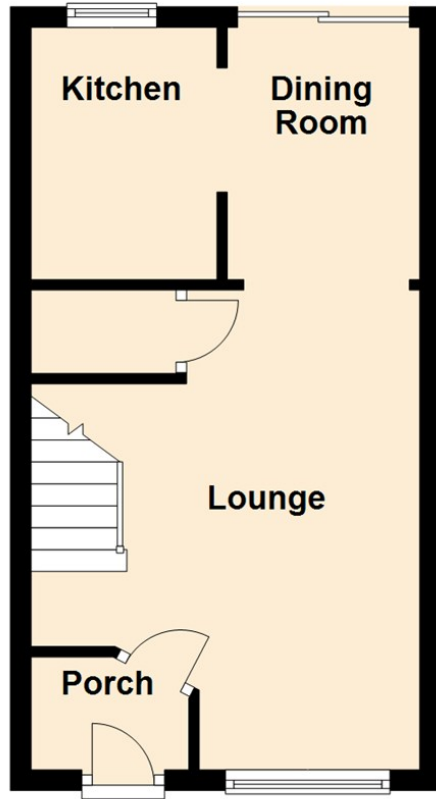
To the front is off street parking for one car and to the rear is a neat lawn garden with a patio area at the head of the garden. Timber gate providing access for the bins.





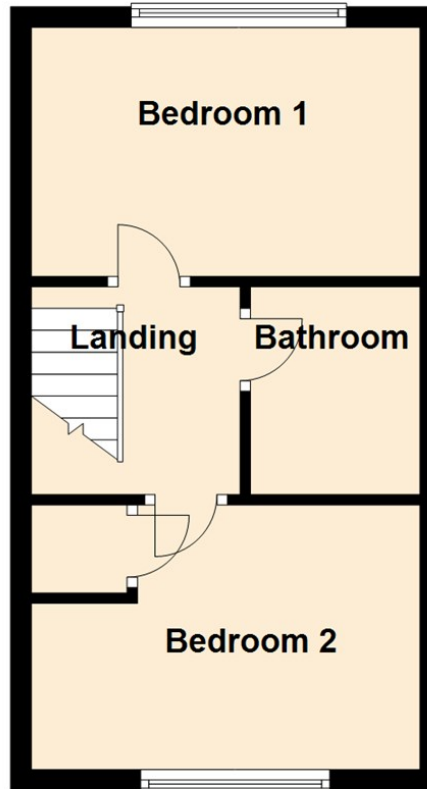
### Ground Floor

Approx. 27.0 sq. metres (290.5 sq. feet)



### First Floor

Approx. 27.2 sq. metres (292.7 sq. feet)



Total area: approx. 54.2 sq. metres (583.2 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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