



Langdale Road | Woodlesford | LS26 8XF

£205,000

Two bedroom semi-detached | Council Tax Band B | EPC rating D

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*****TWO BEDROOM SEMI DETACHED. NO CHAIN. EXCELLENT LOCATION*****

Presenting a superb semi-detached property, now available for sale. This splendid home is in good condition and situated in a desirable location with easy access to public transport links, nearby schools and local amenities, making it an ideal residence for families and couples alike.

There is a well designed reception room, boasting an open-plan layout with large windows and a charming fireplace. The room also offers an enchanting view of the garden.

The kitchen, recently refurbished, comes equipped with modern appliances and benefits from plenty of natural light. The open-plan nature of the home allows for seamless flow from the kitchen into the reception area and onwards into the garden.

The house offers two spacious double bedrooms, each filled with natural light. The master bedroom is particularly expansive, ensuring ample space for relaxation and rest.

The property also includes a bathroom designed as a contemporary wet room and a separate w.c.

Complementing the interior, the exterior of the property features a secure garage and additional parking space, providing plenty of room for vehicles. The property also benefits from a well maintained garden, a perfect spot for outdoor relaxation and entertainment.

Unique features such as the open-plan layout, garage, parking and garden truly set this property apart from others in the market. This home offers a perfect blend of comfort and convenience, promising a high standard of living for its new owners.

Ground Floor

Entrance Hall 3.27m x 1.71m (10'9" x 5'7")

Double-glazed entrance door into the entrance hallway with stairs leading to the first floor.

Kitchen 3.50m x 2.57m (11'6" x 8'5")

Re-fitted with ample wall and base units with contrasting counter tops and a sink and drainer unit. Built-in appliances include; cooker, hob with extractor, dishwasher and a washing machine. Double-glazed window and a rear door.

Living Room 4.10m x 3.40m (13'5" x 11'2")

Having a fire with a feature surround, T.V point, central heating radiator and a double-glazed window. Open-plan to;

Dining Room 2.66m x 2.54m (8'9" x 8'4")

Double-glazed window and a central heating radiator.

First Floor

Landing 2.00m x 0.69m (6'7" x 2'3")

Window to the side elevation.

Bedroom 1 3.08m x 4.42m (10'1" x 14'6")

Double bedroom with a built-in storage cupboard, central heating radiator and a double-glazed window.

Bedroom 2 3.69m x 2.55m (12'1" x 8'4")

Double bedroom, central heating radiator and a double-glazed window.

Shower Room 1.78m x 1.64m (5'10" x 5'5")

Recently re-fitted wet room with a shower unit and curtain, vanity wash hand basin and a double-glazed window.

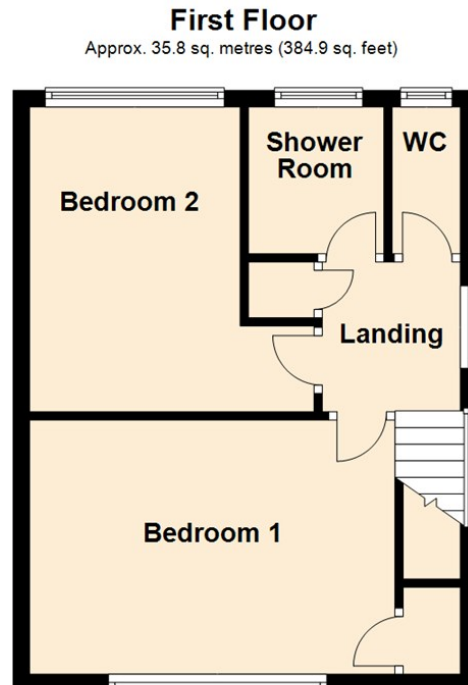
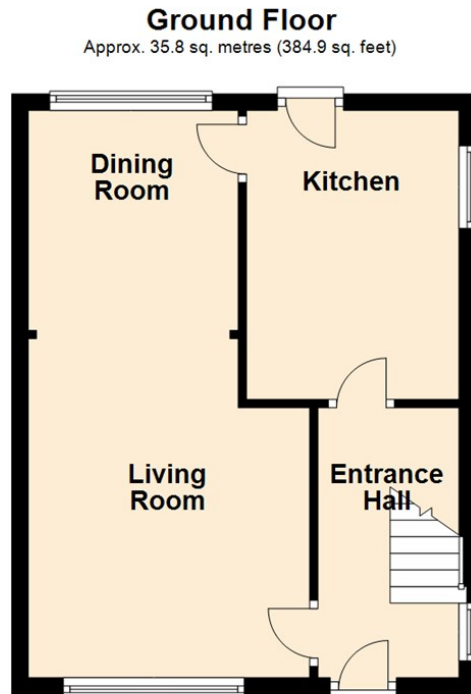
WC

Low flush W.C and a double-glazed window.

External

To the front is a neat lawn garden, driveway leading to a detached garage. The rear garden is private and enclosed.





Total area: approx. 71.5 sq. metres (769.9 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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