



Lynwood Crescent | Woodlesford | LS26 8LJ

Offers Over £200,000

THREE BEDROOM MANSION APARTMENT | COUNCIL TAX A EPC Rating D

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*****THREE BEDROOM TOP FLOOR APARTMENT***GRADE 2 LISTED***MANSION HOUSE*****

This beautifully presented top floor apartment is situated in a stunning Grade II listed mansion building close to the excellent local amenities, schools & transport links that Woodlesford has to offer, and a short distance from Woodlesford Station - ideal for commuting into Leeds - and also within easy reach of the M1 and M62 motorway networks. The apartment is also a short drive from the new shopping and entertainment facilities at The Springs.

This three bedroom top floor apartment is forming part of this grade 2 listed GEORGIAN MANSION HOUSE with some ORIGINAL FEATURES.

Dating back to approximately 1830 and is believed to have been built by the Bentley family who also built the Bentley Yorkshire brewery and the church in the village of Woodlesford.

The accommodation comprises of OWN ENTRANCE, ENTRANCE HALLWAY ~ LIVING ROOM ~ KITCHEN ~ THREE BEDROOMS ~ BATHROOM.

The property benefits from allocated parking space, visitor parking and communal gardens.

Viewing is essential to appreciate the character of this MANSION HOUSE.

Stairwell 3.48m x 2.36m (11'5" x 7'9")

Window to front.

Hallway

Entrance stairwell and steps leading to the 'Georgian' style doorway giving access to roof, dado rail and mains powered smoke alarm with battery back-up. Doors leading off.

Bedroom 5.61m x 2.36m (18'5" x 7'9")

Timber 'Georgian' style window, built-in storage providing hanging and shelved storage space, central heating radiator.

Lounge Area 5.61m x 4.03m (18'5" x 13'3")

Decorative fire surround with gas fire raised hearth. Two timber windows access to loft hatch, television point and doors leading off to kitchen and bathroom, central heating radiator, T.V point.

Kitchen 3.25m x 2.12m (10'8" x 6'11")

Having a range of base and wall units in a beech effect finish with decorative brushed steel handles. Rolltop laminated worktops, single drainer stainless steel sink with chrome mixer taps over. Space for cooker point. Plumbing for automatic washing machine, two uPVC double glazed windows to side elevation and mosaic style tiling between units

Bathroom 2.26m x 2.12m (7'5" x 6'11")

Having a modern white suite comprising of a roll top bath. Close coupled w.c and modern pedestal wash hand basin with modern chrome mixer tap over. independent shower area. central heating radiator. Timber window .

Bedroom 4.04m x 2.52m (13'3" x 8'3")

Timber 'Georgian' style window, built-in storage providing hanging and shelved storage space

Bedroom 4.04m x 3.63m (13'3" x 11'11")

Timber 'Georgian' style window built-in storage providing hanging and shelved storage space

External

The parking area is accessed via decorative wrought iron gates with remote keypad and keypad operated pedestrian access gate. One allocated parking space plus visitor parking and access to communal gardens

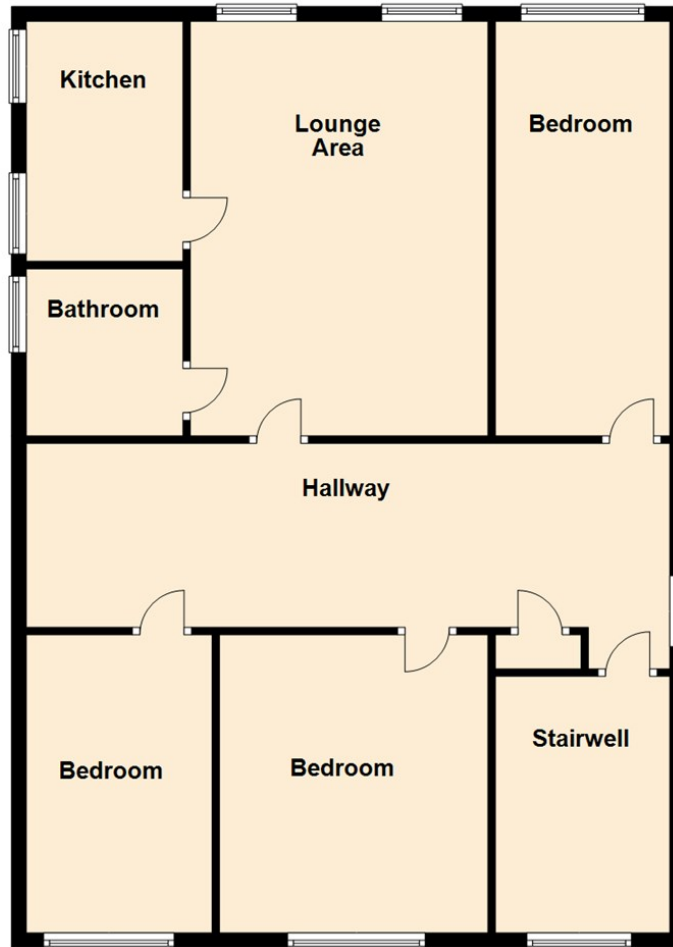
Agents Note

The freehold is split proportionally between all nine apartments. Additionally they are given a ninth of the cellar space.



Ground Floor

Approx. 108.8 sq. metres (1170.9 sq. feet)



Total area: approx. 108.8 sq. metres (1170.9 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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