



Holmsley Lane | Woodlesford | LS26 8RX

£495,995

Four bedroom detached dormer bungalow | Council Tax Band E | EPC rating D

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\*\*\*FOUR BEDROOM DETACHED DORMER BUNGALOW. SOUGHT AFTER LOCATION. NO CHAIN. SCOPE TO EXTEND\*\*\*

Presenting a beautiful detached bungalow for sale, situated in the desirable location of Woodlesford. This property is neutrally decorated, providing a blank canvas to truly make it your own. The property boasts four spacious double bedrooms, each basking in natural light, creating a warm and inviting atmosphere for restful evenings and tranquil mornings.

The heart of the home, the kitchen, is open-plan, equipped with modern appliances and a built-in pantry. It also provides a dining space bathed in natural light, perfect for family meals or entertaining guests. Adjacent to the kitchen is the reception room, a separate area that exhibits large windows, a fireplace and a picturesque view of the garden. This open-plan layout ensures a seamless flow between the kitchen and reception room, promoting ease of movement and a sense of spaciousness.

The property also includes two well-appointed bathrooms, ensuring comfort and convenience for all members of the household.

Unique features of this property include a large plot with a driveway and a garage providing ample storage or parking space. The inclusion of the additional parking space ensures convenience for visiting guests. The property also benefits from a garden, offering a peaceful outdoor sanctuary for relaxation or play.

This property offers versatile living arrangements and subject to necessary planning permission could be made a much larger property, should any buyer need the space.

The location is highly desirable, with excellent public transport links and nearby schools, making it an ideal choice for families. Local amenities are within easy reach, and the strong local community adds to the allure of this property. Overall, this property is a perfect blend of comfort, convenience, and community.

## Ground Floor

### Foyer

A useful foyer gives access to:

### Entrance Hall 4.57m x 2.06m (15'0" x 6'9")

A large entrance hallway with stairs to the first floor, flooded with natural light and doors off to:

### Living Room 4.75m x 5.41m (15'7" x 17'9")

Positioned to the front elevation is this light and airy living room, with a feature fire and surround, T.V point, central heating radiator and being open-plan through to:

### Kitchen/Dining Room 3.61m x 5.41m (11'10" x 17'9")

With ample wall and base units with contrasting worktops, sink and drainer unit, built-in oven and a hob with an extractor over. Being plumbed for a washing machine and space for a fridge/freezer. Central heating radiator, double-glazed French doors, double-glazed window and a rear door.

### Bedroom 3.66m x 3.66m (12'0" x 12'0")

Positioned to the rear with a central heating radiator and a double-glazed window.

### Bathroom

A three piece white suite comprising; panelled bath with a shower and screen, vanity wash hand basin and low flush W.C, part tiled walls, central heating ladder towel rail and a double-glazed window to the rear.

### Bedroom 4.16m x 3.66m (13'8" x 12'0")

Positioned to the front with a central heating radiator and a double-glazed window.

## First Floor

### Landing

Doors to:

### Bedroom 5.21m x 3.38m (17'1" x 11'1")

Positioned to the front with a central heating radiator, double-glazed window and eaves space.

### Shower Room

With a large walk-in shower cubicle, vanity wash hand basin and a low flush w.c, part tiled walls, ladder towel rail and a double-glazed window.

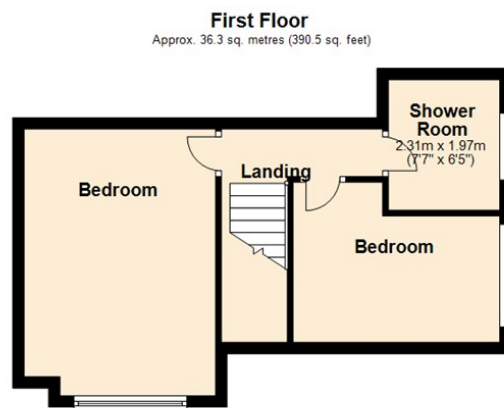
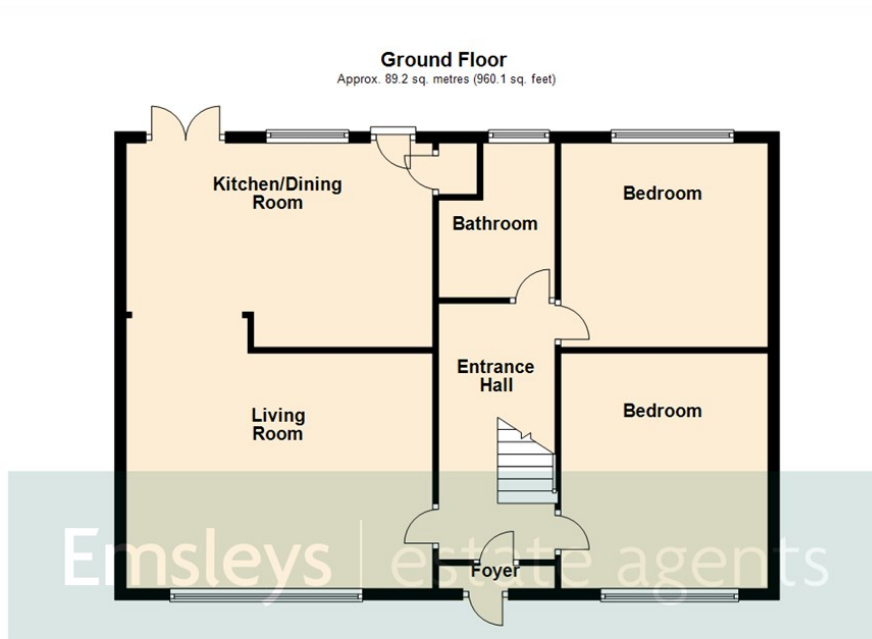
### Bedroom 2.23m x 3.65m (7'4" x 12'0")

Positioned to the side with a central heating radiator and a double-glazed window.

## External

To the front elevation there is a good size lawn garden with established borders, driveway and a detached garage. The rear garden is a good size, south-westerly facing and so could benefit from full sun for most of the day, also providing an ample lawn area, small paved patio area and established borders. The property has ample space to be extended subject to necessary planning.





Total area: approx. 125.5 sq. metres (1350.7 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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