



Holmsley Lane | Woodlesford | LS26 8RL

£270,000

Three bedroom detached | Council Tax Band D | EPC rating D

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THREE BEDROOM DETACHED HOME. IN NEED OF MODERNISATION. GREAT POTENTIAL. NO CHAIN

For sale is this unique, detached property, in need of modernisation. It holds a wealth of potential for families looking to put their own stamp on their next home.

The property comprises three bedrooms and one bathroom. The master bedroom is a spacious double room, bathed in natural light, with the added convenience of built-in wardrobes. The second bedroom is equally generous in size and offers an abundance of natural light. The third bedroom is a single room, ideal for a child's room or home office.

The bathroom is modern and functional, featuring a walk-in shower with a separate w.c. The reception room is a real highlight of the property, boasting large windows that allow a flood of light into the space and the added charm of a cosy fireplace. The kitchen is fitted with wall and base units, the property does offer a garage, providing ample space for daily living and storage.

One of the unique features of this home is its open-plan design, providing a sense of space and flow throughout. Adding to the appeal is the convenience of on-site parking and a garage.

Situated in a strong local community, the property is near public transport links, schools and local amenities. This makes it an ideal location for families seeking a balance between urban living and a homely, community atmosphere.

With its significant potential and desirable location, this property won't stay on the market for long. Don't miss this unique opportunity to create a family home tailored to your taste and style.

Ground Floor

Porch

Entrance door and side window panel and leads to:

Hallway 3.58m x 1.98m (11'9" x 6'6")

With stairs leading to the first floor, central heating radiator and doors to:

Living Room 4.05m x 3.26m (13'3" x 10'8")

With a feature fire and surround, T.V point, double-glazed window, central heating radiator and sliding doors to:

Dining Room 3.13m x 2.77m (10'3" x 9'1")

With patio doors over looking the rear garden, a central heating radiator and door to:

Kitchen 3.13m x 2.47m (10'3" x 8'1")

Fitted with wall and base units with contrasting worktops, space for a cooker, plumbed for a washing machine, space for a fridge/freezer and space for a dishwasher. Double-glazed window and a rear entrance door.

First Floor

Landing

With a double-glazed window and doors to;

Bedroom 1 3.85m x 3.26m (12'8" x 10'8")

Sliding mirrored wardrobes, central heating radiator and a double-glazed window.

Bedroom 2 3.05m x 3.23m (10'0" x 10'7")

Double-glazed window and a central heating radiator.

Bedroom 3 2.85m x 1.98m (9'4" x 6'6")

Double-glazed window and a central heating radiator.

Bathroom 1.58m x 1.98m (5'2" x 6'6")

Having a large walk-in shower unit, vanity wash hand basin with built-in under storage cupboard, fully tiled walls and a double-glazed window.

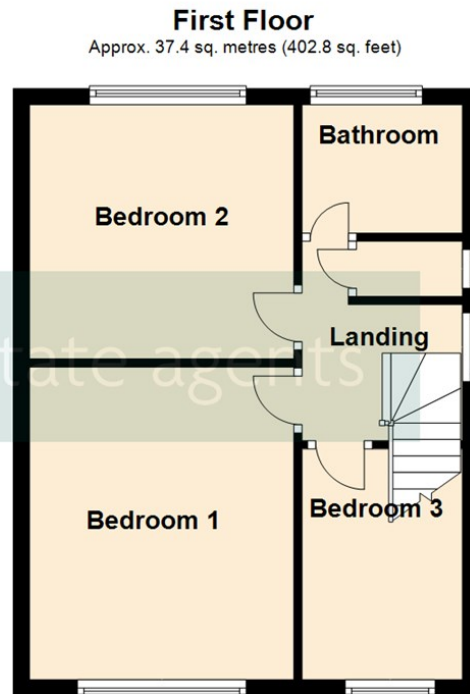
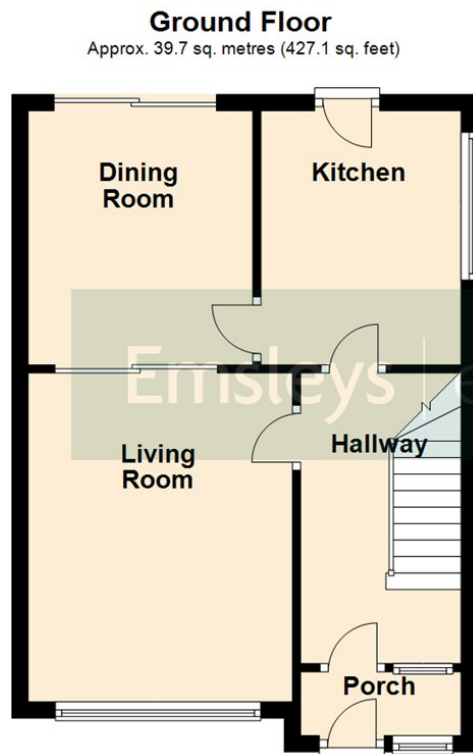
W.C 0.68m x 1.31m (2'3" x 4'4")

Having a W.C, and a double-glazed window.

External

To the front is a really good sized driveway with wrought-iron gates, providing ample parking and leading to the detached garage. The rear garden provides a flagged patio and is private and enclosed.





Total area: approx. 77.1 sq. metres (829.9 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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