



Coniston Way | Woodlesford | LS26 8RR

£400,000

Four Bedroom Extended Detached | EPC AD | Council Tax D

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EXTENDED FOUR BEDROOM DETACHED. OPEN-PLAN LIVING. GARAGE & WORKSHOP

Presenting a distinguished four-bedroom, extended detached property, currently listed for sale. This residence is neutrally decorated, offering a blank canvas for the new homeowners to make their mark.

The property boasts two inviting reception rooms, both of which are open-plan. Reception room one provides a cosy atmosphere with a charming fireplace, while reception room two is furnished with beautiful wood floors, providing a warm ambiance.

The kitchen, which has been recently refurbished, is open-plan and equipped with modern appliances. It features a practical utility room and a dining space bathed in natural light, perfect for family meals.

The property offers four bedrooms, three of which are spacious double rooms and the fourth a generous single. The master bedroom is a luxurious retreat, providing ample space and abundant natural light. It also benefits from an en-suite facility for added convenience.

The property is served by a large family bathroom, designed to accommodate the demands of a bustling household.

Adding to the appeal of this home are its unique features. These include a garage and ample parking space, a well-maintained garden ideal for outdoor activities and solar panels that contribute to energy efficiency.

The property's location is ideal for families, with excellent public transport links, proximity to local schools, and various local amenities within easy reach.

This property truly is a perfect blend of style, comfort and convenience. An ideal choice for those looking for a family home that offers more than the ordinary. Don't miss out on this opportunity to own a unique piece of real estate.

Ground Floor

Entrance Hall 6.86m x 2.09m (22'6" x 6'10")

An extended entrance hallway with stairs leading to the first door and double internal doors leading into:

Living Room 6.46m x 3.30m (21'2" x 10'10")

Extended to the front elevation, T.V point, feature fire, central heating radiator and double internal doors to:

Dining Room 3.29m x 2.65m (10'10" x 8'8")

Having laminate flooring and double internal doors leading into:

Office 2.31m x 2.54m (7'7" x 8'4")

A useful office space for those who work from home with a laminate floor, storage cupboards and a door leading to;

WC

With a low flush W.C, and vanity wash hand basin.

Kitchen/Breakfast Room 3.79m x 5.28m (12'5" x 17'4")

Open-plan and well equipped fitted kitchen with integrated cooker and hob with extractor over and a glass splashback and an integrated dishwasher. Double-glazed window to the rear, double French doors leading to the rear garden and a tiled floor.

Utility Room 1.43m x 2.29m (4'8" x 7'6")

A useful utility room being plumbed for a washing machine and dryer and a door to;

Workshop 3.79m x 2.09m (12'5" x 6'10")

A useful workshop area , with rear access door into the garden.

Garage 4.77m x 2.09m (15'8" x 6'10")

Integral garage with a roller door and power and light.

First Floor

Bedroom 1 3.65m x 5.28m (12'0" x 17'4")

A large master bedroom with a central heating radiator and two double-glazed windows overlooking the rear. Door to:

En-suite

Comprising; a walk-in shower unit, vanity wash hand basin

and low flush W.C, double-glazed window and a central heating radiator.

Bedroom 2 4.00m x 2.69m (13'1" x 8'10")

A large double bedroom with a double-glazed window and a central heating radiator.

Bedroom 3 2.48m x 2.59m (8'2" x 8'6")

A good size double bedroom with a double-glazed window and a central heating radiator.

Bedroom 4 2.97m x 2.49m (9'9" x 8'2")

A good size single bedroom with a double-glazed window and a central heating radiator.

Bathroom 3.19m x 1.70m (10'6" x 5'7")

A four piece suite comprising; bath and separate shower cubicle, vanity wash hand basin and a low flush W.C. Wall mounted central heating boiler and a double-glazed window.

External

To the front, the property has a brick-built boundary wall, established flower borders and a sweeping driveway which in turn leads to the attached garage. The rear garden is a good size, being private and enclosed with lawn and established borders.





Total area: approx. 150.5 sq. metres (1619.4 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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