



Eshald Place | Woodlesford | LS26 8LY

£245,000

TWO BEDROOM BUNGALOW | EPC C | COUNCIL TAX B

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**\*\*\*TWO BEDROOM COTTAGE/BUNGALOW\*\*\*NO CHAIN\*\*\*REFURBISHED\*\*\***

Presenting an immaculate end-of-terrace bungalow for sale, offering a unique blend of character and modern design. The property boasts a selection of distinctive features such as a charming fireplace, high ceilings, a garage, and ample parking.

The property has recently undergone a comprehensive renovation, enhancing both its exterior and interior to a high standard. This, coupled with the property's innate charm, creates an enticing ambience of traditional meets contemporary.

The accommodation comprises of two generously proportioned double bedrooms, a large bathroom, a reception room, and a kitchen. The master bedroom is notably spacious, benefitted by built-in wardrobes and a profusion of natural light, lending it an airy and refreshing atmosphere. Both bedrooms have been newly refurbished, enhancing their appeal.

The bathroom is comfortably large, featuring a bath, shower and has also been recently refurbished. The kitchen is a true testament to modern living with an open-plan layout, outfitted with high-end appliances. The reception room is a standout feature, boasting large windows, a fireplace, and high ceilings with a view overlooking the garden.

Outside, the property is complemented by a well-maintained garden, providing an ideal outdoor space for relaxation or entertaining guests.

Situated in a location with excellent public transport links, local amenities, green spaces, and a strong local community, this property is ideal for couples seeking the perfect blend of convenience and tranquillity. Offering a blend of unique features and ideal location, this property is a perfect canvas to create a dream home.

## Ground Floor

**Entrance Hall 2.24m x 0.94m (7'4" x 3'1")**

### Bedroom 1 3.18m x 3.22m (10'5" x 10'7")

Double glazed window to front, sliding mirrored wardrobes, central heating radiator. Covings to ceiling, ceiling spot lights, T.V point

### Bedroom 2 2.50m x 2.92m (8'2" x 9'7")

Laminated flooring. Double glazed window. Central heating radiator.

### Bathroom 1.83m x 1.93m (6'0" x 6'4")

Three piece white suite comprising of: bath with shower over and a shower screen. Vanity unit. Push button WC. Tiled flooring and walls. Double glazed window, ladder rail

### Lounge 3.86m x 4.81m (12'8" x 15'9")

Two double glazed windows giving an abundance of natural light. Feature fireplace. T.V point, central heating radiator with cover. Covings to ceiling.

### Kitchen/Breakfast Room 5.28m x 2.18m (17'4" x 7'2")

Fitted with a wide range of wall and base units. Laminated worksurfaces. Integrated oven, gas hob with extractor over and a glass splash back. Other integral appliances include washing machine, fridge freezer and a microwave. Two double glazed windows. Sliding patio doors lead to the delightful rear garden. Breakfast bar. Feature underlights and plinth lighting.

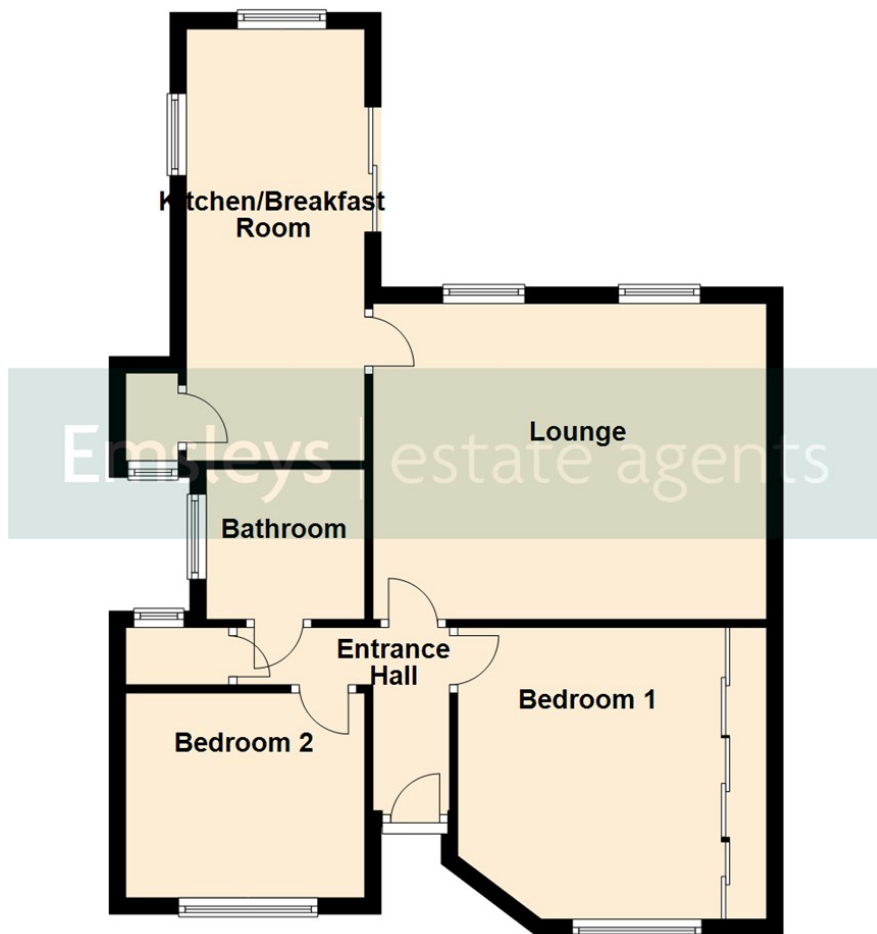
### External

To the rear is a raised decked area and laid astro, giving clean lines to the rear garden. There is a detached garage with up and over door, power and light. The good size garden with ample off street parking, The rear garden is mainly lawn and established flower beds. enclosed by timber gates.



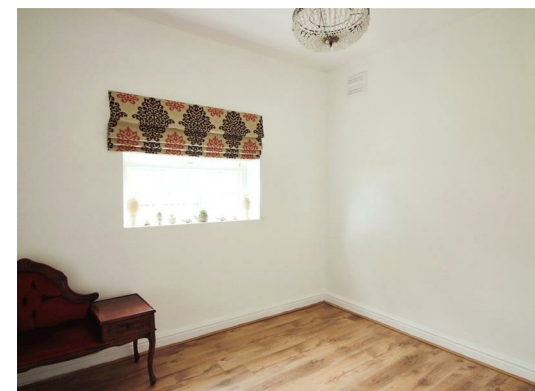
### Ground Floor

Approx. 60.8 sq. metres (654.8 sq. feet)



Total area: approx. 60.8 sq. metres (654.8 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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