



Holmsley Lane | Woodlesford | LS26 8RL

Offers Over £250,000

Three bedroom semi | EPC C | Council Tax C

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\*\*\*THREE BEDROOM SEMI\*\*\*OPEN PLAN KITCHEN DINING ROOM\*\*\*OCCASIONAL LOFT ROOM\*\*\*CONVERTED GARAGE\*\*\*

Presenting a semi-detached house for sale, neutrally decorated, offering a blend of comfortable living and convenience. This charming property boasts three bedrooms, one reception room, and a kitchen, making it a perfect fit for families and couples alike.

The house holds three well-proportioned bedrooms. Bedroom one and two are generous doubles, bathed in natural light, with the second bedroom offering added spaciousness. The third bedroom is a cosy single room, also benefitting from an abundance of natural light. There is an occasional loft room with Velux window.

The modern open-plan kitchen is equipped with up-to-date appliances and offers ample dining space, perfect for meal times. Natural light floods the kitchen, creating a bright and inviting atmosphere.

The property features a single reception room, which is open-plan, providing a versatile space for relaxing and entertaining. The bathroom is well-appointed with a three-piece suite, ensuring all your essentials are covered.

Unique features of the property include off street parking and a converted garage with utility space. The open-plan design throughout the home creates a fluid and harmonious layout. A beautiful garden awaits outside, providing a tranquil spot to enjoy the outdoors.

The property is located in an area well-served by public transport links, and it's in close proximity to local schools and amenities. Green spaces and walking routes are easily accessible, underlining the appeal of the surrounding area. Plus, the strong local community adds to the welcoming environment.

This house is a testament to the perfect balance of comfort and modern living. With its unique features and ideal location, it's a home that truly stands out.

## Ground Floor

### Lounge 3.89m x 5.03m (12'9" x 16'6")

Open plan lounge with stairs to the first floor, central heating radiator, wall mounted T.V point, open to:

### Kitchen/Dining Room 3.24m x 5.03m (10'8" x 16'6")

Re-fitted kitchen with ample wall and base units, contrasting counter tops, built in oven, hob and extractor over, integrated fridge freezer, sink and drainer unit, open plan dining room, central heating radiator, double glazed window and french doors leading to the rear garden.

## First Floor

### Landing 1.82m x 1.95m (6'0" x 6'5")

Window to side.

### Bedroom 1 4.13m x 2.98m (13'7" x 9'9")

Positioned to the front elevation, central heating radiator, open stairs to

### Loft Room 1.84m x 4.81m (6'0" x 15'9")

Occasional loft room with Velux window.

### Bedroom 2 2.99m x 2.98m (9'10" x 9'9")

Positioned to the rear, double glazed window and central heating radiator.

### Bedroom 3 3.06m x 1.95m (10'0" x 6'5")

Positioned to the front, central heating radiator double glazed window and over the stairs bulk head storage.

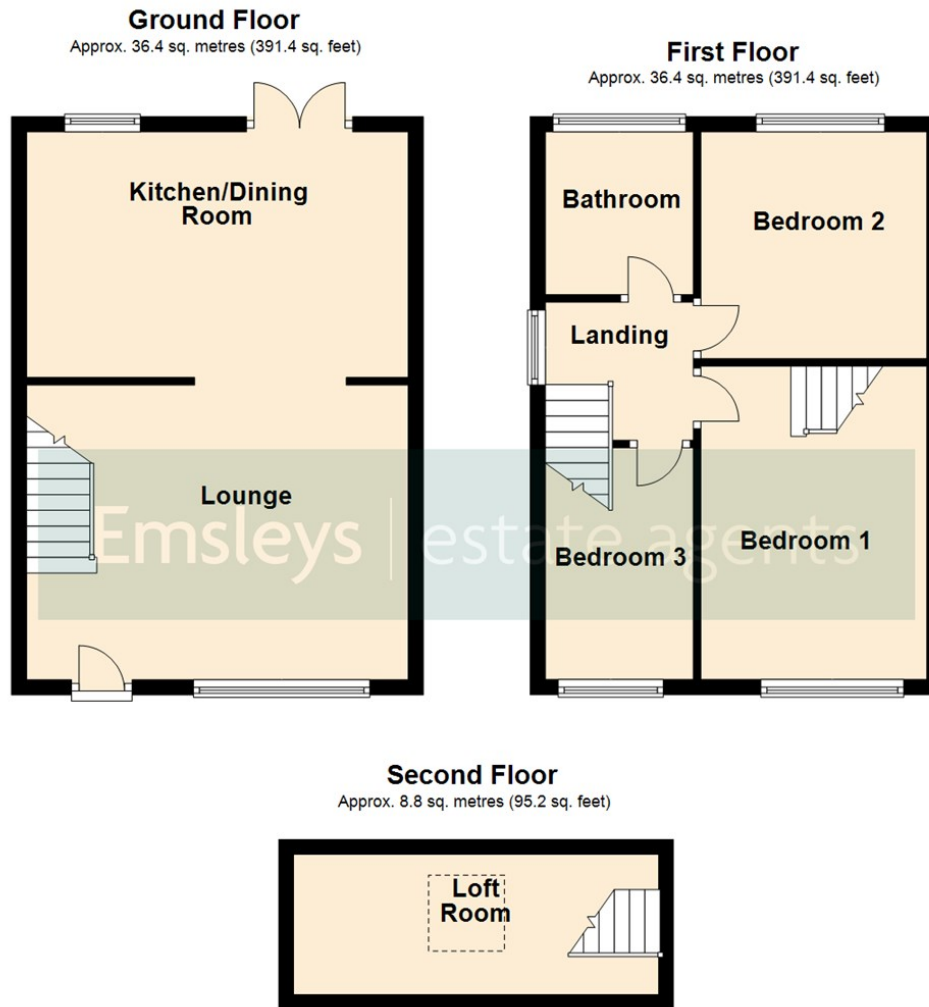
### Bathroom 2.15m x 1.95m (7'1" x 6'5")

Comprising of a three piece white suite with bath and shower over, vanity wash hand basin and low flush W.C, double glazed window, and ladder rail.

## External

To the front is the neat lawn garden with driveway for several cars, Timber gates lead to the rear with the garage being converted with double glazed door, which in turn leads to the utility room with glazed window. The rear garden has a block paved patio, and neat lawn garden.





Total area: approx. 81.6 sq. metres (878.0 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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