



Langdale Road | Oulton | LS26 8XG

Offers Over £200,000

Two bedroom semi-detached house | Council Tax Band C | EPC Rating C

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*****TWO BEDROOM SEMI*** GARAGE AND DRIVEWAY***ENCLOSED REAR GARDEN***EXCELLENT LOCATION***NO CHAIN*****

This two bedroom semi-detached brick-built property is situated in the heart of Woodlesford and close to the local primary school and train station, benefiting from PVCu double-glazed windows and gas central heating,

Briefly comprising; entrance hall, through lounge/dining room, kitchen, first floor landing, bathroom with shower over the bath and two double bedrooms. To the front is a garden laid to lawn with a driveway leading to a single garage. To the rear is an enclosed garden with a decked area leading to a small area of lawn, patio and borders.

Situated well for easy access to the M1 motorway network and benefiting from good commuter links from Woodlesford station, as well as being served well by local schools and amenities in nearby Rothwell and Woodlesford itself.

Ground floor

Hallway

From the external door, the hallway leads to:

Open-plan Lounge Area 4.04m x 3.48m (max) (13'3" x 11'5" (max))

This through lounge /dining room has a feature gas fire and surround, has modern decor and is fully carpeted.

Open-plan Dining Area 2.54m x 2.67m (max) (8'4" x 8'9" (max))

Open-plan to the lounge and facing over the rear of the house is the dining area with modern decor and being fully carpeted.

Kitchen 3.51m x 2.57m (max) (11'6" x 8'5" (max))

Entered via the hallway or dining area this modern fitted kitchen has laminate flooring and tiled splashbacks. Gas cooker, space for a fridge/freezer and plumbing for a washing machine is provided. Door leading to the rear garden.

First floor

Landing

Loft, boarded out potential for an additional room/ subject to planning consent

Bedroom One 4.37m x 2.97m (max) (14'4" x 9'9" (max))

A double bedroom overlooking the front of the property with built-in fitted wardrobes, modern decor and is fully carpeted.

Bedroom Two 3.58m x 3.40m (max) (11'9" x 11'2" (max))

A double bedroom overlooking the rear of the property with modern decor and is fully carpeted.

Bathroom 2.57m x 1.63m (max) (8'5" x 5'4" (max))

A modern white bathroom suite with low level WC, pedestal wash-hand basin and panelled bath with shower over and a shower curtain.

Garage

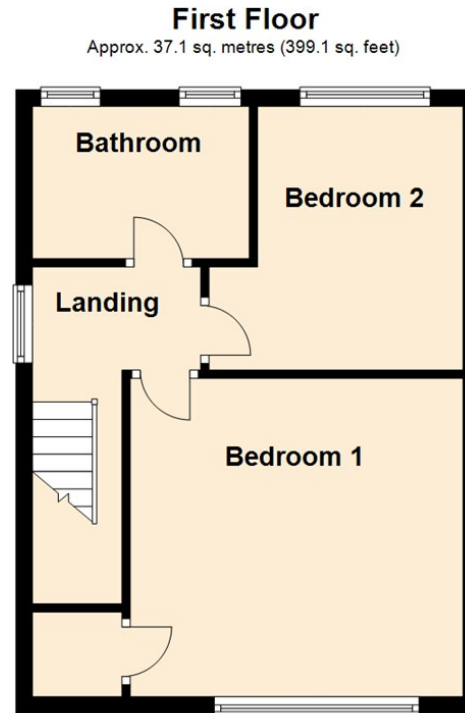
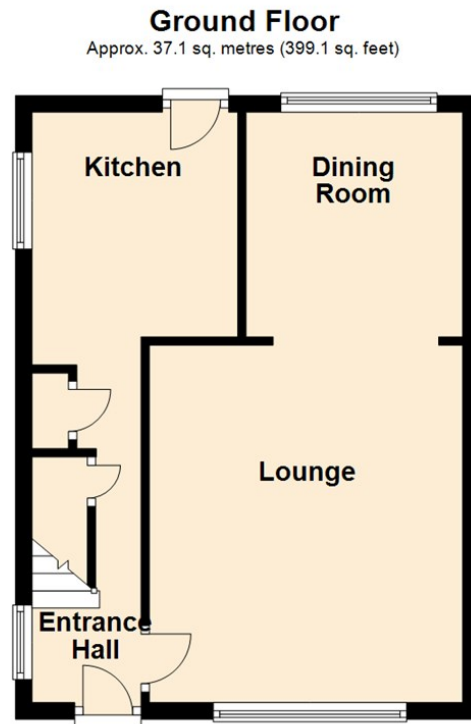
To the rear of the property and driveway is a single garage with power.

Garden

To the front is an area of lawn and mature beds and to the rear is an enclosed garden with a raised decked area leading to a patio area, a small lawn and mature beds .

External





Total area: approx. 74.2 sq. metres (798.3 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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