



Elder Rise | Woodlesford | LS26 8WY

£470,000

Four bedroom detached | EPC D | Council tax E

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**\*\*\* FOUR BEDROOM DETACHED \*\*\* PRIME LOCATION \*\*\* IMMACULATELY PRESENTED \*\*\***

Introducing an immaculate, detached house in a highly sought-after location, available for sale. This property is unique due to its distinctive features such as a feature fireplace, open-plan living areas, off-road parking, a well-maintained garden, and a single integrated garage. The house is ideally suited for families and boasts a wealth of amenities nearby.

The property comprises of four spacious double bedrooms, a luxury bathroom, two reception rooms and a modern, bespoke kitchen. The master bedroom is well-appointed with an en-suite bathroom and built-in wardrobes, offering ample storage space. The second bedroom also benefits from built-in wardrobes, and all bedrooms are generously sized.

The re-fitted bathroom suite enhances the luxurious feel of the property. The kitchen is a standout feature of the home, designed with natural light and modern fittings. It is a re-fitted, bespoke design, exuding style and sophistication.

The reception rooms provide open-plan living, with the first reception room boasting a charming fireplace and wood flooring. The second reception room offers direct access to the beautiful garden, creating a seamless indoor-outdoor living experience.

Additional details include a utility room, a ground floor cloakroom and an integrated garage, adding practicality to this desirable home. The property is conveniently located near public transport links, schools, local amenities, walking and cycling routes, making it an ideal family home.

## Ground Floor

### Entrance Hall 4.27m x 0.90m (14'0" x 2'11")

Entrance door leading in to the entrance hallway, with stairs to the first floor, central heating radiator and doors to:

### Lounge Area 4.27m x 3.48m (14'0" x 11'5")

A large, light airy room with feature fire and surround, T.V point, central heating radiator, wood flooring, internal doors lead into:

### Dining Area 3.16m x 2.95m (10'4" x 9'8")

Patio doors leading to the rear garden, central heating radiator and wood flooring.

### Kitchen Area 3.16m x 2.95m (10'4" x 9'8")

Re-fitted, bespoke kitchen with ample wall and base units, contrasting worktops, sink and drainer unit. Integrated appliances, double glazed window and internal door leading to:

### Utility Room 2.21m x 1.73m (7'3" x 5'8")

Fitted units, sink and drainer, plumbed for washing machine, double glazed window and rear entrance door.

### WC

Low flush W.C, vanity wash hand basin, double glazed window and central heating radiator.

## First Floor

### Landing

Giving access to the loft with loft ladder. The loft is boarded to provide additional storage. Doors to:

### Bedroom 1 3.96m x 3.40m (13'0" x 11'2")

Double glazed window, central heating radiator, fitted wardrobes, door to:

### En-suite Shower Room

Re-fitted with walk in shower cubicle, vanity wash hand basin and low flush W.C, fully tiled, central heating radiator, double glazed window.

### Bedroom 2 3.51m x 3.30m (11'6" x 10'10")

Double glazed window, central heating radiator, fitted wardrobes,

### Bedroom 3 4.75m x 2.39m (15'7" x 7'10")

Double glazed window, central heating radiator,

### Bedroom 4 2.72m x 2.39m (8'11" x 7'10")

Double glazed window, central heating radiator.

### Bathroom 1.98m x 1.75m (6'6" x 5'9")

Re-fitted bathroom with a three piece, bath shower over, vanity wash hand basin, low flush W.C. double glazed window and ladder rail.

### Garage 5.22m x 2.35m (17'2" x 7'9")

Attached garage with up and over door, power and light.

## External

To the front is a double driveway, small lawn area, positioned on a corner plot. Pathway leads to the rear garden which in turn is laid to lawn, paved patio area's and established flower borders. Private and enclosed. There is external lighting and Power point.





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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