



Mowbray Chase | Woodlesford | LS26 8WL

£440,000

Four Bedroom Detached | EPC D | Council Tax E

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FOUR BEDROOM, TWO EN-SUITES LARGE CONSERVATORY***DESIRABLE LOCATION***MUST BE VIEWED***

We delighted to present this splendid four-bedroom detached house for sale, ideally located in a sought-after location, surrounded by lush green spaces and delightful walking routes. The property is in good condition, boasting an array of unique features.

Upon entering, you are greeted with two open-plan reception rooms. The first is a welcoming space with large windows and a charming fireplace, creating a warm and inviting atmosphere. The second reception room features patio doors, affording direct access to the conservatory, allowing a seamless indoor-outdoor living experience.

The property benefits from a well-sized, open-plan kitchen, complete with a utility room. The kitchen is flooded with natural light and offers ample dining space, perfect for hosting family meals or entertaining guests.

Upstairs, you will find four bedrooms. The master bedroom is a generous double room with an en-suite and built-in wardrobes. The second bedroom is another double, again with an en-suite, while the third is a double with built-in wardrobes. The fourth bedroom is a single, suitable for either a child or as a home office.

The bathroom is a statement in itself, featuring a freestanding bath and a vaulted ceiling, adding a touch of luxury and grandeur.

The property also includes a ground floor cloakroom, a single garage, and a beautiful garden. With its open-plan interiors, fireplace, and ample parking, this property offers a perfect family home. The conservatory is an additional bonus, a perfect spot for relaxation while enjoying views of the garden.

Ground Floor

Entrance Hall 2.98m x 1.77m (9'9" x 5'10")

With stairs to the first floor, door to a storage cupboard and access to the ground floor cloakroom,

WC

With W.C and vanity wash hand basin, double glazed port hole window and central heating radiator

Lounge 4.42m x 3.12m (14'6" x 10'3")

Having double glazed window, central heating radiator, T.V point, central heating radiator and open plan to;

Dining Room 2.63m x 3.12m (8'8" x 10'3")

Having sliding patio doors, central heating radiator, door to:

Conservatory 5.34m x 3.69m (17'6" x 12'1")

A large room with laminate floor and offering ample light with access to the rear garden,

Kitchen/Breakfast Room 4.06m x 4.01m (13'4" x 13'2")

Fully fitted kitchen with ample wall and base units, contrasting worktops, space for dining table, double glazed window and central heating radiator, door to;

Utility 2.35m x 1.57m (7'9" x 5'2")

Plumbed for washing machine, wall mounted central heating radiator, door to the rear garden and internal door leads into the garage.

First Floor

Master Bedroom 3.91m x 3.04m (12'10" x 10'0")

Fitted wardrobes, double glazed window and central heating radiator door to:

En-suite Shower Room 2.01m x 1.62m (6'7" x 5'4")

With corner shower cubicle, vanity wash hand basin and low flush W.C, tiled walls and central heating radiator

Bedroom 2 4.56m x 2.92m (15'0" x 9'7")

A good size double bedroom with central heating radiator, double glazed window and door to;

En-suite Shower Room 1.80m x 1.62m (5'11" x 5'4")

With corner shower cubicle, vanity wash hand basin and low flush W.C, tiled walls and central heating radiator

Bedroom 3 2.44m x 2.82m (8'0" x 9'3")

A double bedroom with double glazed window, central heating radiator and fitted wardrobes

Bedroom 4 2.44m x 2.75m (8'0" x 9'0")

A good size single bedroom, central heating radiator and double glazed window

Bathroom

An impressive house bathroom with vaulted ceiling and sky light window, free standing bath, vanity wash hand basin and low flush W.C, Half tiled walls and ladder radiator

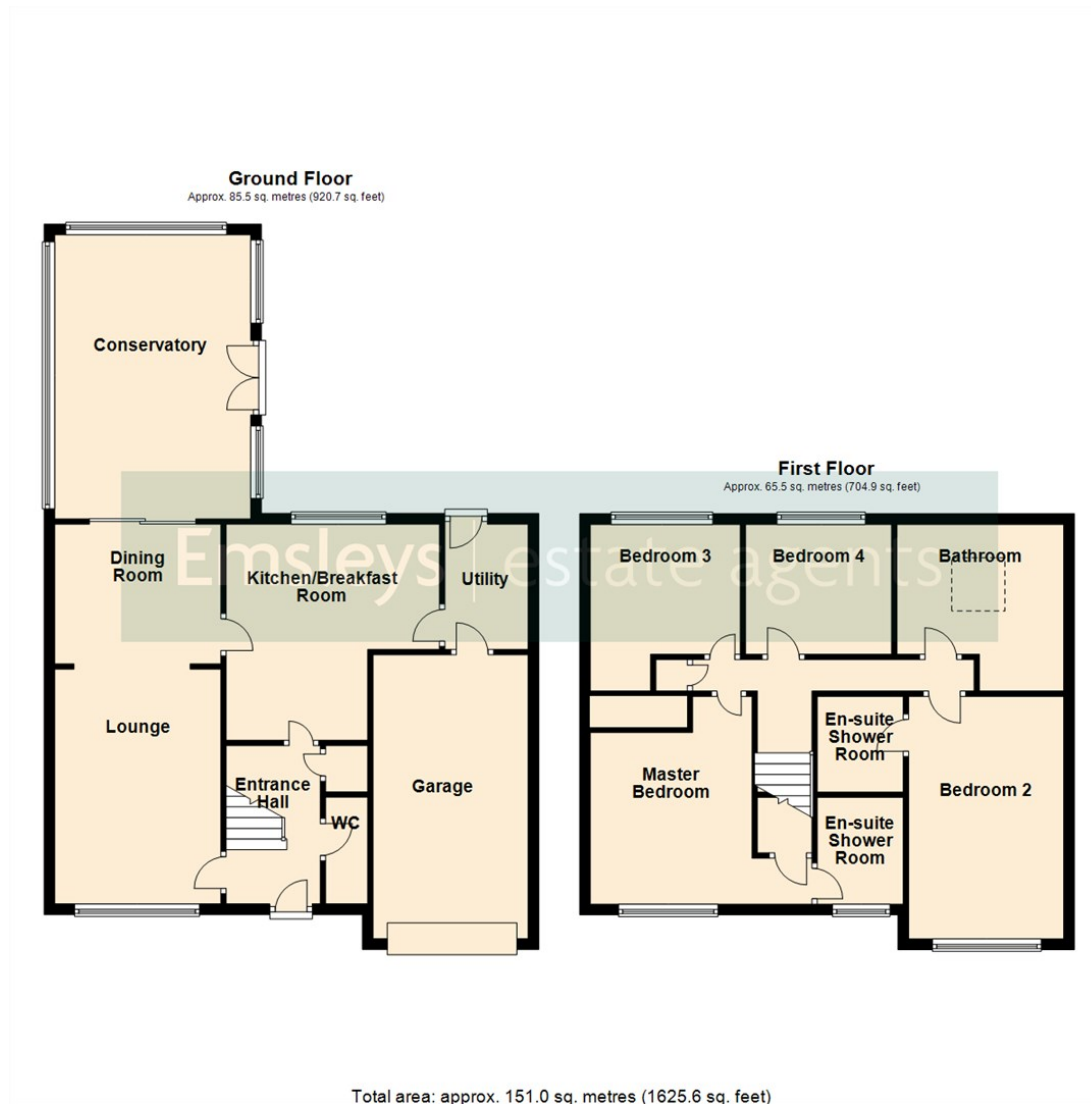
External

To the front is a neat lawn garden, driveway with access to the garage. The rear garden is a good size. private and enclosed with lawn and paved patio, established shrub borders.

Garage 5.34m x 2.92m (17'6" x 9'7")

Up and over door, with power and light.





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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