



Eastfield Crescent | Woodlesford | LS26 8SG

£285,000

Three bedroom semi | EPC D | Council Tax C

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NO CHAINFITTED KITCHEN***RE-FITTED SHOWER ROOM***IMMACULATELY PRESENTED***

Presenting for sale an immaculate semi-detached house, a unique opportunity for first-time buyers or families seeking the perfect home in a much sought-after location. This residence is favourably located, offering easy access to local amenities, and promises a fulfilling lifestyle for its new occupants.

The property features a well-proportioned layout, beginning with an inviting reception room. This open-plan space comes equipped with a cosy fireplace and offers access into the dining room. Adding to the charm is a conservatory, perfect for enjoying a quiet read or a cup of tea on a sunny afternoon.

The house benefits from a well-appointed kitchen, basking in natural light. It includes a range of fitted wall and base units providing ample storage and workspace.

The sleeping quarters consist of three well presented bedrooms. The double master bedroom offers a generous space for relaxation. The second double bedroom benefits from built-in wardrobes, providing excellent storage solutions. A single bedroom completes the sleeping accommodation, making this a perfect family home.

A modern fitted suite graces the bathroom, boasting a walk-in shower, offering a touch of luxury and convenience.

Outside, the property is complemented by off-street parking and a single garage, providing additional storage or parking space. The garden, offers a great outdoor space for children to play or for hosting summer barbecues.

This house, with its open-plan living and unique features, represents a fantastic opportunity that should not be missed. So, hurry and make your appointment to view today!

Ground Floor

Entrance Hall

Stairs to the first floor, central heating radiator, doors to:

Lounge 4.88m x 3.48m (16'0" x 11'5")

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

Dining Room 2.33m x 3.14m (7'8" x 10'4")

Central heating radiator, door to;

Conservatory 2.75m x 2.60m (9'0" x 8'6")

Brick built, double glazed windows and door to the rear garden

Kitchen 2.33m x 2.79m (7'8" x 9'2")

Fully fitted with wall and base units, contrasting worktops built in oven, hob and extractor over, sink and drainer unit, plumbed for washing machine and space for fridge freezer, pantry cupboard, double glazed window,

First Floor

Landing 2.06m x 2.47m (6'9" x 8'1")

Bedroom 1 3.99m x 3.46m (13'1" x 11'4")

Double glazed window, central heating radiator

Bedroom 2 3.22m x 3.46m (10'7" x 11'4")

Fitted wardrobes, double glazed window, central heating radiator

Bedroom 3 2.86m x 2.47m (9'5" x 8'1")

Double glazed window, central heating radiator, built in storage

Shower Room 2.19m x 2.47m (7'2" x 8'1")

Been re-fitted with a large walk in shower unit and glass screen, vanity wash hand basin and low flush W.C tiled walls, double glazed window, storage cupboard.

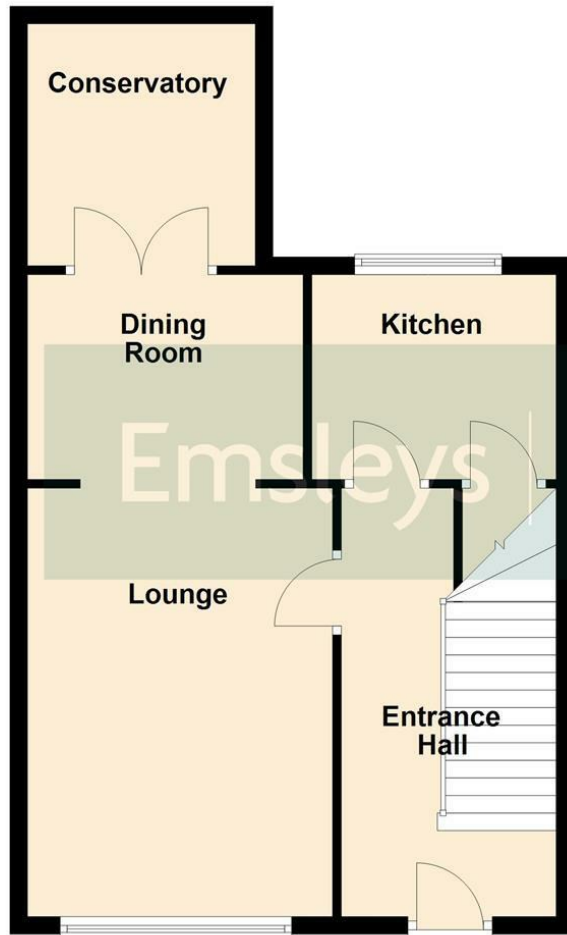
External

To the front is a boundary wall with railings, wrought iron gate leads to the block paved driveway in turn leads to the detached garage with up and over door. The rear garden is private and enclosed with lawn



Ground Floor

Approx. 51.5 sq. metres (553.9 sq. feet)



First Floor

Approx. 44.0 sq. metres (474.1 sq. feet)



Total area: approx. 95.5 sq. metres (1028.0 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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