



Aberford Road, Woodlesford Leeds LS26 8LG

welcome to

Aberford Road, Woodlesford Leeds

****£260,000-£270,000****

This spacious 3-bed offers development potential AND sits in a prime location. Walk to amenities, parks, and a canal lock. Excellent schools and motorway access (M1, M62, M621) put everything at your fingertips. Don't miss out, call now on 0113 260 0945!



Three Storey Gem with Conversion Potential! Unleash the hidden potential in this spacious 3-bedroom house spread across three floors. Perfect for families or savvy investors, this property offers comfortable living space with exciting possibilities.

William H Brown are proud to present to the market this three story three bedroom semi-detached house with garage to the rear and driveway for off-street parking. This deceiving property is spread across three floors. To the ground floor, there is a large spacious open plan living room/dining room, kitchen and staircase to the first floor. To the first floor, there is three bedrooms, family bathroom and separate room for the W/C. To the lower ground floor there is a games room, utility room, spare room with en-suite, hallway leading into the garage. Externally, this property benefits from a garden to the front and to the rear there is a garage which can be accessed from inside the property also. Parking: This house offers stress-free parking with a multi-car solution!

Located in the heart of Woodlesford, within a ten minute walk of the Woodlesford Train Station which has regular/direct trains to Leeds, Wakefield, Junction 32 Shopping Centre, Meadowhall and Sheffield.

This property is ideal for; Growing families who need room to breathe, First-time buyers yearning for a home with the potential to personalize and expand and Investors seeking a property with the potential for a multi-generational home or rental income.



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Basement

Utility Room

7' 5" x 23' 2" (2.26m x 7.06m)

Games Room

11' 4" x 16' 7" (3.45m x 5.05m)

Spare Room With En-Suite

7' 2" x 10' 8" (2.18m x 3.25m)

Ground Floor

Lounge/Dining Room

28' 2" x 11' 5" (8.59m x 3.48m)

Kitchen

First Floor

Bedroom One

11' 4" x 10' 4" (3.45m x 3.15m)

Bedroom Two

14' 1" x 10' 4" (4.29m x 3.15m)

Bedroom Three

7' 8" x 7' 8" (2.34m x 2.34m)

Family Bathroom

Location



welcome to

Aberford Road, Woodlesford Leeds

- THREE STORY
- SEMI-DETACHED
- THREE BEDROOMS
- UTILITY ROOM
- GAMES ROOM

Tenure: Freehold EPC Rating: D

guide price

£260,000



Please note the marker reflects the postcode not the actual property

view this property online [williambrown.co.uk/Property/CGT109249](https://www.williambrown.co.uk/Property/CGT109249)



Property Ref:
CGT109249 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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