

Langdale Road, Woodlesford Leeds LS26 8XF

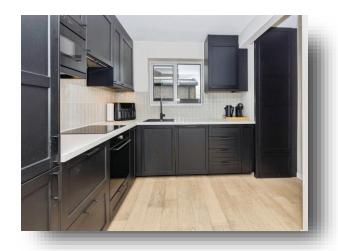


welcome to

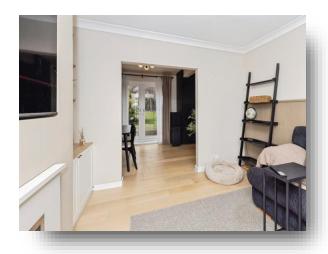
Langdale Road, Woodlesford Leeds

This two bedroom semi-detached property features an open-plan kitchen and dining area with French patio doors leading to the rear garden, perfect for indoor-outdoor living. Enjoy gardens to both the front and rear, plus convenient off-street parking via a private driveway and garage.













Ground Floor Lounge

13' 5" MAX x 11' 5" MAX (4.09m MAX x 3.48m MAX) Lounge with window to the front.

Kitchen/Dining Room

17' 8" MAX x 11' 4" MAX (5.38m MAX x 3.45m MAX) The open-plan kitchen and dining room is fitted with a range of wall and base units, complemented by integrated appliances for a sleek, modern finish. The dining area features stylish French patio doors opening onto the rear garden, creating a bright and inviting space. The entire room is tiled throughout, offering both practicality and contemporary appeal.

First Floor Bedroom One

9' 9" MAX x 14' 8" MAX (2.97m MAX x 4.47m MAX) Fitted wardrobes, window to the front, carpeted throughout, central heating radiator.

Bedroom Two

11' 8" MAX \times 8' 9" MAX (3.56m MAX \times 2.67m MAX) Window to the rear, carpeted throughout, central heating radiator.

Bathroom

The modern bathroom incorporates a stylish threepiece suite, including a bath with shower facilities, a wash basin, and a W/C. Two rear-facing windows provide excellent natural light, while the walls and flooring are fully tiled throughout.





welcome to

Langdale Road, Woodlesford Leeds

- SEMI-DETACHED HOME
- TWO-BEDROOM
- OPEN-PLAN KITCHEN AND DINING AREA
- FRENCH PATIO DOORS TO REAR GARDEN
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£200,000









Please note the marker reflects the postcode not the actual property

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Property Ref: CGT111296 - 0003 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.



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