



Wood Lane, Bardsey Leeds LS17 9AW

welcome to

Wood Lane, Bardsey Leeds

A three bedroom semi detached property set in a desirable location. Nicely presented throughout with spacious living accommodation, neutral decor and stunning landscaped gardens. This is a great opportunity for a family looking to upsize and viewing is highly recommended.



Entrance Hall

Enter from the front into the hallway with an access door to the garage, rear garden and kitchen.

Lounge

13' 5" x 11' 1" (4.09m x 3.38m)

A good size lounge having a gas fire with feature surround, neutral decor and carpet, built in shelving into the recesses, feature coving, radiator and a large bay window to the rear letting lots of natural light flow through.

Kitchen

9' 2" x 8' (2.79m x 2.44m)

The kitchen has a range of wall and base units with work surfaces over incorporating a sink and drainer. There is space for a free standing oven, an understairs storage cupboard, two windows and a door to the hallway and a breakfast bar with further storage cupboards beneath.

Dining Room

12' 9" x 11' 1" (3.89m x 3.38m)

The dining room is open to the kitchen and features a wood burner set into the fireplace with a wooden lintel, built in shelving into the recess and a glazed door to the front. There are two full length windows to either side of the door keeping the room bright and airy.

Inner Hall

With an understairs storage cupboard, door and window to the conservatory, door to the lounge and kitchen, carpet flooring, radiator and stairs leading up to the first floor.

Conservatory

8' 4" x 7' 6" (2.54m x 2.29m)

A lovely addition to this family home creating extra living accommodation with carpet flooring, glazing to two sides and a door leads out to the garden.

Bedroom One

13' 5" x 10' 9" (4.09m x 3.28m)

A good size double bedroom positioned to the rear elevation having built in wardrobes with mirrored doors, radiator, carpet flooring and a bay window boasting fabulous countryside views.

Bedroom Two

12' 9" x 11' 1" (3.89m x 3.38m)

A further double bedroom positioned to the front elevation with space for free standing furniture, feature fireplace, carpet flooring, radiator and a window to the front.

Bedroom Three

7' 6" x 7' 2" (2.29m x 2.18m)

Positioned to the rear elevation with carpet flooring, radiator and a window to the rear boasting far reaching countryside views.

Bathroom

A great size bathroom having a free standing bath with claw feet and a mixer tap, wash hand basin, wc, storage cupboard, dado rail and a window to the side.

Outside

To the front of the property there is a well manicured garden with mature shrubs and hedges and to the side is a driveway providing off street parking and leading to a garage. To the rear there is a beautiful landscaped garden which begins at the top from the conservatory where there is a wrap round paved seating area making the most of the stunning views across the countryside. Steps lead down to an immaculate and well manicured garden, laid to lawn with mature hedges and shrubs giving privacy. Beyond the lawn there are further steps that lead to the end of the garden with a second seating area and a wooden log store.

Garage

A single garage.



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welcome to

Wood Lane, Bardsey Leeds

- Three Bedroom Semi Detached House
- Desirable Location
- Stunning Landscaped Garden
- Far Reaching Countryside Views
- Spacious Living Accommodation

Tenure: Freehold EPC Rating: Awaiting

£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
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