



Derwent Avenue | Woodlesford | LS26 8RP

£230,000

Three bedroom semi-detached | Council Tax Band C | EPC Rating D

**Emsleys** | estate agents

\*\*\*SOUGHT AFTER LOCATION. NO CHAIN. EXTENDED FAMILY HOME. IN NEED OF SOME MODERNISATION.\*\*\*

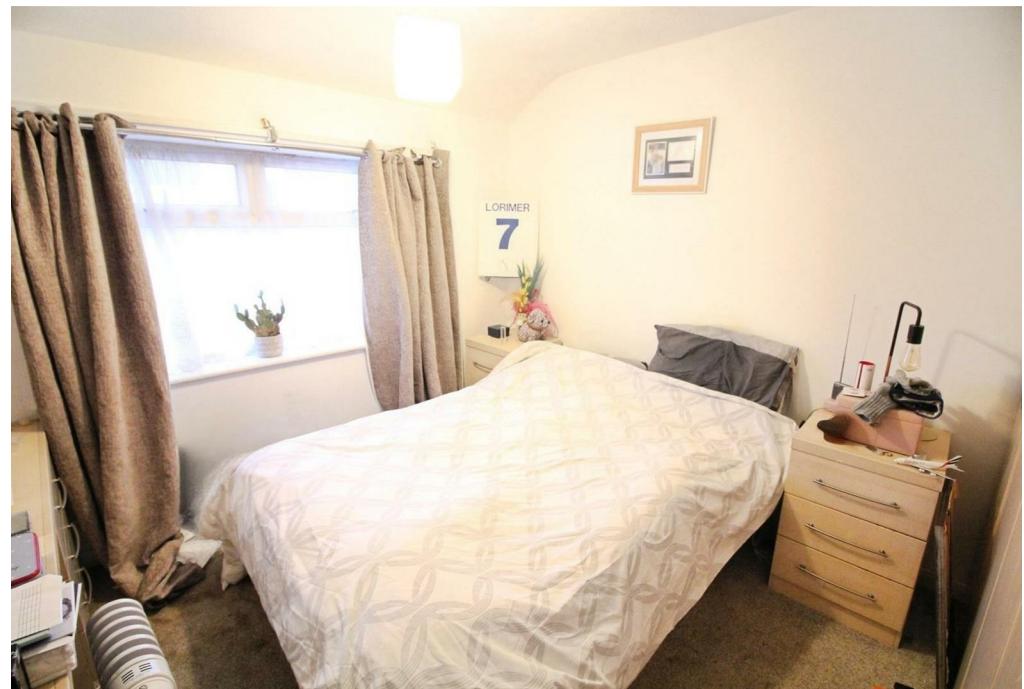
An excellent opportunity for buyers seeking a property that needs modernising and allows for personalisation. The accommodation includes two reception rooms and enjoys an open-plan layout, providing flexible living and dining options. There is a separate extended kitchen, plus a utility room which was the former kitchen with a family bathroom and three well-proportioned bedrooms. The property has gas central heating and PVCu double glazing. Externally, there is parking and a single garage.

Woodlesford is a popular residential area with a range of local amenities including convenience stores, cafés and everyday services in nearby Oulton and Rothwell. Families will appreciate the choice of nearby schools, with primary and secondary education options within easy reach.

Public transport links are a key feature of this location. Woodlesford railway station is close by, offering regular services to Leeds in around 10–15 minutes and to Sheffield in approximately 40–45 minutes, making it suitable for commuters. Road links are also convenient, with access to the A1(M) and M62 available via the nearby junctions.

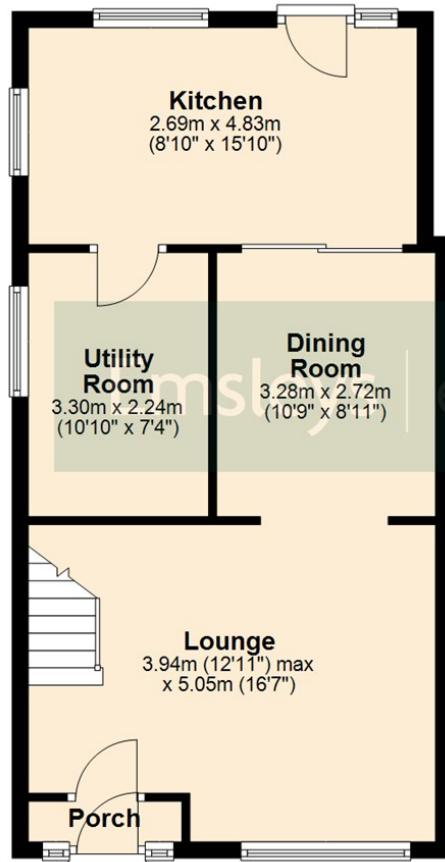
Residents can enjoy local green spaces such as Woodlesford Lock and the Leeds–Liverpool Canal towpaths, providing walking and cycling routes. Rothwell Country Park and other recreational areas are a short drive away, offering further outdoor leisure opportunities. This three-bedroom semi-detached house represents a solid prospect for buyers looking to update a property in a well-connected Woodlesford setting.





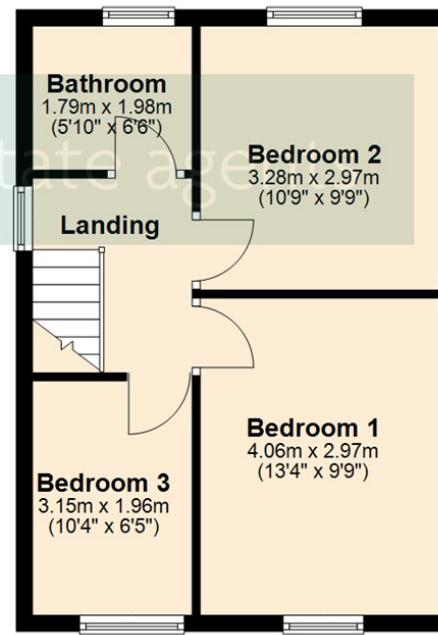
### Ground Floor

Approx. 50.5 sq. metres (543.5 sq. feet)



### First Floor

Approx. 37.7 sq. metres (406.1 sq. feet)



Total area: approx. 88.2 sq. metres (949.6 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.