



4 Bed
House - Semi-Detached
located in Woodlesford

36 Langdale Road
Woodlesford
Leeds
LS26 8XF



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Asking price £350,000

Nestled in the charming area of Woodlesford, Leeds, this delightful semi-detached house on Langdale Road offers a perfect blend of comfort and convenience. Situated on a corner plot within a peaceful cul-de-sac, this property is ideal for families seeking a tranquil environment while remaining close to local amenities.

The house boasts a spacious reception room and a large open plan kitchen/Breakfast and dining room, providing ample space for relaxation and entertaining guests. The well-proportioned four bedrooms offer flexibility for family living, whether you require a guest room, a second home office, or children's bedrooms. The single bathroom is conveniently located to serve the household's needs.

The corner plot enhances the property's appeal, offering a sense of privacy and outdoor space that is often sought after in suburban living. The cul-de-sac position ensures minimal traffic, making it a safe and quiet area for children to play and for residents to enjoy a peaceful lifestyle.

This property presents an excellent opportunity for those looking to settle in a friendly community with easy access to local schools, parks, and transport links. With its inviting layout and prime location, this semi-detached house is a wonderful place to call home.

Entrance Hall

Set at the front of the home, the entrance hall welcomes you with light walls and a staircase leading to the first floor. Doors open to the living room, kitchen/breakfast room, and office, creating a practical and inviting entrance space.

Living Room

14'2" max x 11'10" max

The living room is a bright and comfortable space with a large bow window flooding the room with natural light. It features built-in shelving with a central fireplace providing a warm focal point. The room flows seamlessly into the dining room through large opening, enhancing the sense of space and connectivity.

Dining Room

11'1" x 9'11"

The dining room continues the open-plan feel with direct access from the living room and kitchen/breakfast room. It provides ample space for a dining table and chairs, with large bi-fold windows leading to the rear garden, filling the room with daylight and offering a pleasant garden view.

Kitchen/Breakfast Room

12'3" max x 9'11"

The kitchen/breakfast room is spacious and well-equipped with a blend of cream cabinetry and wood-effect work surfaces. It features a farmhouse-style sink beneath a large window overlooking the garden, integrated appliances, and a breakfast bar with seating. The layout promotes sociable cooking and dining, with easy access to the dining room and garden beyond.

Storage

Located off the kitchen providing access to the WC with a good sized storage area.

WC

The WC is thoughtfully designed with white tiled walls and a striking dark floral wallpaper above, complemented by modern sanitary ware including a toilet and a small wash basin.

Office

8'7" x 5'10"

The ground floor also hosts a handy office space with a window to the side, ideal for working from home or as a quiet study area.

Landing

The landing connects the four bedrooms and bathroom, offering access to built-in storage. It is decorated in soft neutral tones creating a calm and welcoming transition space between rooms.

Bedroom One

14'3" x 11'9"

Bedroom One is a spacious and airy principal bedroom with neutral décor and plenty of space for a large bed and additional furniture. A large window overlooks the front of the property, allowing plenty of natural light, while a built-in cupboard provides generous storage.



Bedroom Two

11'1" x 9'11"

Bedroom Two offers a peaceful space with calming green walls and a large window overlooking the garden. It includes a built-in wardrobe and enough room for a double bed and desk, making it versatile for family needs.

Bedroom Three

11'8" x 9'2"

Bedroom Three is a generously sized double bedroom with built in wardrobe, a bold feature wall and plush carpeting. It offers ample space for a large bed and additional seating or storage, with a window looking onto the front garden.



Bedroom Four

10'0" x 7'3" max

Bedroom Four is another cosy room with soft carpeting and light walls, featuring a window to the rear. It is a comfortable space that could suit a child's bedroom or guest room.



Bathroom

7'11" x 3'10"

The bathroom features a clean, contemporary design with underfloor heating and tiled walls in a herringbone pattern with contrasting dark tiling below. It includes a bath with shower screen and rainfall shower head, a toilet, and a wash basin, all arranged efficiently under a frosted window that brings in natural light while maintaining privacy.

Rear Garden

The rear garden is a well-maintained outdoor space featuring a lawn, a raised decking area perfect for seating and entertaining, and mature planting including shrubs and a tree. A paved patio area adds versatility for outdoor dining or relaxing in the fresh air.

Front Exterior

The property's front exterior showcases a traditional semi-detached brick façade with a well-kept lawn bordered by shrubs. A driveway provides off-street parking and access to the garage, with a covered porch sheltering the front door.

MISC

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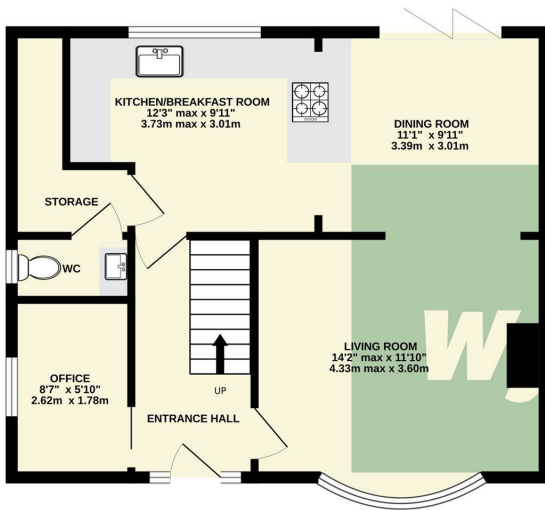




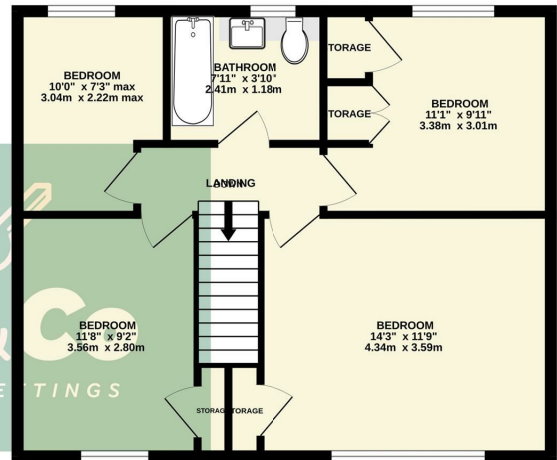
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GROUND FLOOR
570 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR
569 sq.ft. (52.8 sq.m.) approx.



FOUR BEDROOM SEMI DETACHED FAMILY HOME

TOTAL FLOOR AREA : 1139 sq.ft. (105.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DIRECTIONS

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