



3 Bed  
House - Semi-Detached  
located in Woodlesford

58 Holmsley Lane  
Woodlesford  
Leeds  
LS26 8RY



Asking price £360,000

Welcome to this charming semi-detached house located on Holmsley Lane in the delightful area of Woodlesford, Leeds. This property offers a wonderful opportunity for families and individuals alike, seeking a comfortable and inviting home in a friendly neighbourhood.

As you approach the house, you will appreciate its attractive exterior, which is complemented by a well-maintained garden. The semi-detached design provides a sense of space and privacy, making it an ideal choice for those who value both community and tranquillity.

Inside, the property boasts a well-thought-out layout that maximises both light and space. The living areas are designed for relaxation and entertaining, with ample room for furnishings and personal touches. The kitchen is functional and inviting, perfect for preparing meals and enjoying family gatherings.

The bedrooms are generously sized, providing a peaceful retreat at the end of the day. Natural light floods through the windows, creating a warm and welcoming atmosphere. The bathroom is well-appointed, ensuring convenience for all residents.

The location of this property is particularly appealing, with Woodlesford offering a range of local amenities, including shops, schools, and parks. Excellent transport links make commuting to Leeds city centre and beyond a breeze, making it an ideal spot for

### Entrance Hall

A welcoming entrance hall with light wood flooring and neutral walls, offering space for practical storage beneath the stairs and access to the ground floor rooms. The oak staircase features a large window that lets in natural light, creating a bright and airy feel.

### Living Room

13'2" x 11'8"

The living room is a cosy yet spacious area, flooded with natural light from a large leaded window overlooking the front garden. The soft carpeted flooring and neutral tones create a warm and inviting atmosphere, complemented by a modern pendant light and space for a range of comfortable seating arrangements.

### Kitchen

14'3" x 8'1"

The kitchen is fitted with sleek, dark cabinetry accented with copper handles, paired with light work surfaces and tiled flooring for easy maintenance. It features modern appliances including an oven, washing machine and dishwasher, and enjoys plenty of natural light from two leaded windows. The kitchen opens through a wide doorway to the dining room, creating a practical and sociable space for family meals.

### Dining Room

12'1" x 11'3"

This dining room offers a bright and airy space with light wood flooring and ample room for a large dining table and chairs, ideal for entertaining. The room benefits from recessed ceiling lights and overlooks the conservatory, with double doors opening into this relaxing extension of the home.

### Conservatory

10'0" x 6'3"

The conservatory is a charming and light-filled space featuring a glass roof and surround, giving panoramic views of the rear garden, providing a peaceful spot to relax while enjoying the garden views in all seasons.

### Landing

The landing at the top of the stairs is light and spacious with neutral decor. It provides access to the three bedrooms and the bathroom, setting a calm tone for the first-floor living spaces.

### Bedroom One

12'2" x 9'7" plus recess

The principal bedroom is a bright and stylish room with a large leaded window framing garden views. It features a bold accent wall and contemporary lighting, complemented by built-in wardrobes offering generous storage space. The soft carpet underfoot adds to the cosy feel of this restful retreat.

### Bedroom Two

11'9" x 10'10" plus recess

Bedroom two is a comfortable double room with neutral tones and a large leaded window overlooking the front garden. It benefits from built-in wardrobes and soft carpeting, making it a pleasant and practical sleeping space.



### Bedroom Three

8'9" x 6'7"

Bedroom three is a smaller room currently used as a child's bedroom, with bright natural light from a large leaded window. It offers a warm and inviting atmosphere with light wood flooring and plenty of space for a single bed and storage.

### Bathroom

9'10" x 6'4"

The bathroom is a stylish and contemporary space with patterned floor tiles and striking turquoise wall tiles. It features a freestanding bath, a corner shower enclosure, a modern toilet and a vanity unit with a sink. A window allows natural light to fill the room, enhancing the fresh and clean feel.





### Rear Garden

The rear garden offers a generous outdoor space combining a large paved patio area perfect for outdoor seating and entertaining, with a well-maintained lawn surrounded by mature shrubs and trees. A detached garage is accessed via a gated driveway, and the garden is enclosed with fencing and hedging for privacy.

### Front Exterior

The front exterior features a traditional brick design with leaded windows and a pitched roof. A gravel driveway provides off-street parking for multiple vehicles, bordered by mature hedging and low-maintenance planting. A side gate offers access to the rear garden and garage.

### MISC

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58 Holmsley Lane, Woodlesford, Leeds, LS26 8RY



GROUND FLOOR  
552 sq.ft. (51.3 sq.m.) approx.

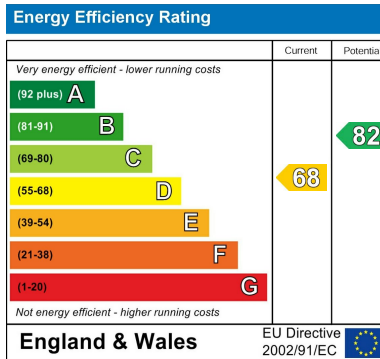
1ST FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



THREE BEDROOM SEMI DETACHED FAMILY HOME

TOTAL FLOOR AREA: 1004 sq.ft. (93.3 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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## DIRECTIONS

## CONTACT

86 Millgate  
Ackworth  
WF7 7QD

E: sales@wynnandco.co.uk

T: 07901005018

**Wynn & Co**  
Sales and Lettings