



**Eastfield Drive, Woodlesford Leeds LS26 8SQ**



**welcome to**

**Eastfield Drive, Woodlesford Leeds**

LETS DO IT - LETS FALL IN LOVE! If you're looking to buy a BEAUTIFULLY PRESENTED family home with an INCREDIBLE BATHROOM and KITCHEN, then look no more! Offering SUPER living accommodation throughout, this semi detached home also includes GARDENS, a DRIVEWAY, and a GARAGE!



### Entrance Hall

Having the composite entrance door to the front aspect, a gas central heating radiator, and stairs to the first floor landing.

### Lounge Diner

25' 1" max x 10' 8" max ( 7.65m max x 3.25m max )  
Double glazed window to the front aspect, a feature fire place with an electric fire, a double glazed window to the rear, and two gas central heating radiators.

### Kitchen

10' 1" max x 8' 10" max ( 3.07m max x 2.69m max )  
Comprising of a modern fitted kitchen with a range of both wall and base units with work surfaces over. Includes a one and a half bowl sink and drainer, electric double oven, an induction hob, tiling to the splash areas and an extractor. Also featuring an integrated dishwasher, and fridge freezer. Space and plumbing for a washing machine, tiled flooring, gas central heating boiler, a composite door to the side aspect, and a double glazed window to the rear.

### First Floor Landing

With stairs rising from the ground floor and having a double glazed window to the side.

### Bedroom One

13' 1" max x 11' 6" max ( 3.99m max x 3.51m max )  
Double glazed window to the front, oak flooring, and a gas central heating radiator.

### Bedroom Two

10' 11" max x 10' 6" max ( 3.33m max x 3.20m max )  
Double glazed window to the rear, oak flooring, and a gas central heating radiator.

### Bedroom Three

9' 4" max x 6' 4" max ( 2.84m max x 1.93m max )  
Double glazed window to the front, oak flooring, and a gas central heating radiator.

### House Bathroom

Comprises a modern bathroom suite which includes a free standing bath with a shower over, a wash hand basin, and a w.c. Also includes tiling to the floor, part tiled walls. a gas central heating radiator, and a double glazed window.

### Exterior

Externally the property has a driveway to the front aspect, and a lawn with some shrubbery and fenced boundaries.

To the rear is a further enclosed garden area with a lawn and access to the detached garage.

### Garage

A single garage with an up and over door.



***view this property online*** [williamhbrown.co.uk/Property/CGT111526](http://williamhbrown.co.uk/Property/CGT111526)



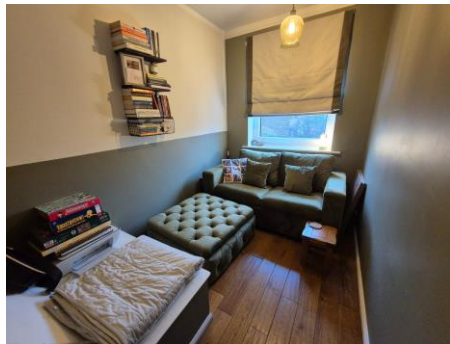
**welcome to**

## **Eastfield Drive, Woodlesford Leeds**

- Semi Detached Home
- Three Bedrooms
- Beautifully Presented Throughout
- Popular Residential Location
- Front & Rear Gardens

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

**£300,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CGT111526](https://williamhbrown.co.uk/Property/CGT111526)



Property Ref:  
CGT111526 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**0113 260 0945**



[Crossgates@williamhbrown.co.uk](mailto:Crossgates@williamhbrown.co.uk)



47 Station Road, Crossgates, LEEDS, West  
Yorkshire, LS15 8DT



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**