



Lynwood Avenue | Woodlesford | LS26 8LH

£265,000

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

Emsleys | estate agents

VACANT POSSESSION. NO CHAIN. SOUGHT AFTER LOCATION. GARDEN & GARAGE.

We are delighted to present this three-bedroom semi-detached house, offered for sale in a sought-after location. This well-appointed property is perfect for family living and is ideally situated close to public transport links, reputable schools, and a range of local amenities.

Upon entering the property, you are welcomed into a spacious open-plan reception area that provides flexibility for both relaxation and entertaining guests. The open-plan design seamlessly connects the living and dining spaces, creating a bright and inviting atmosphere throughout. The property also benefits from a well-designed extended kitchen, making meal preparation both convenient and enjoyable.

The three bedrooms offer comfortable accommodation for families or those seeking additional space for a home office or guest room. A family bathroom serves all bedrooms, providing practicality and comfort.

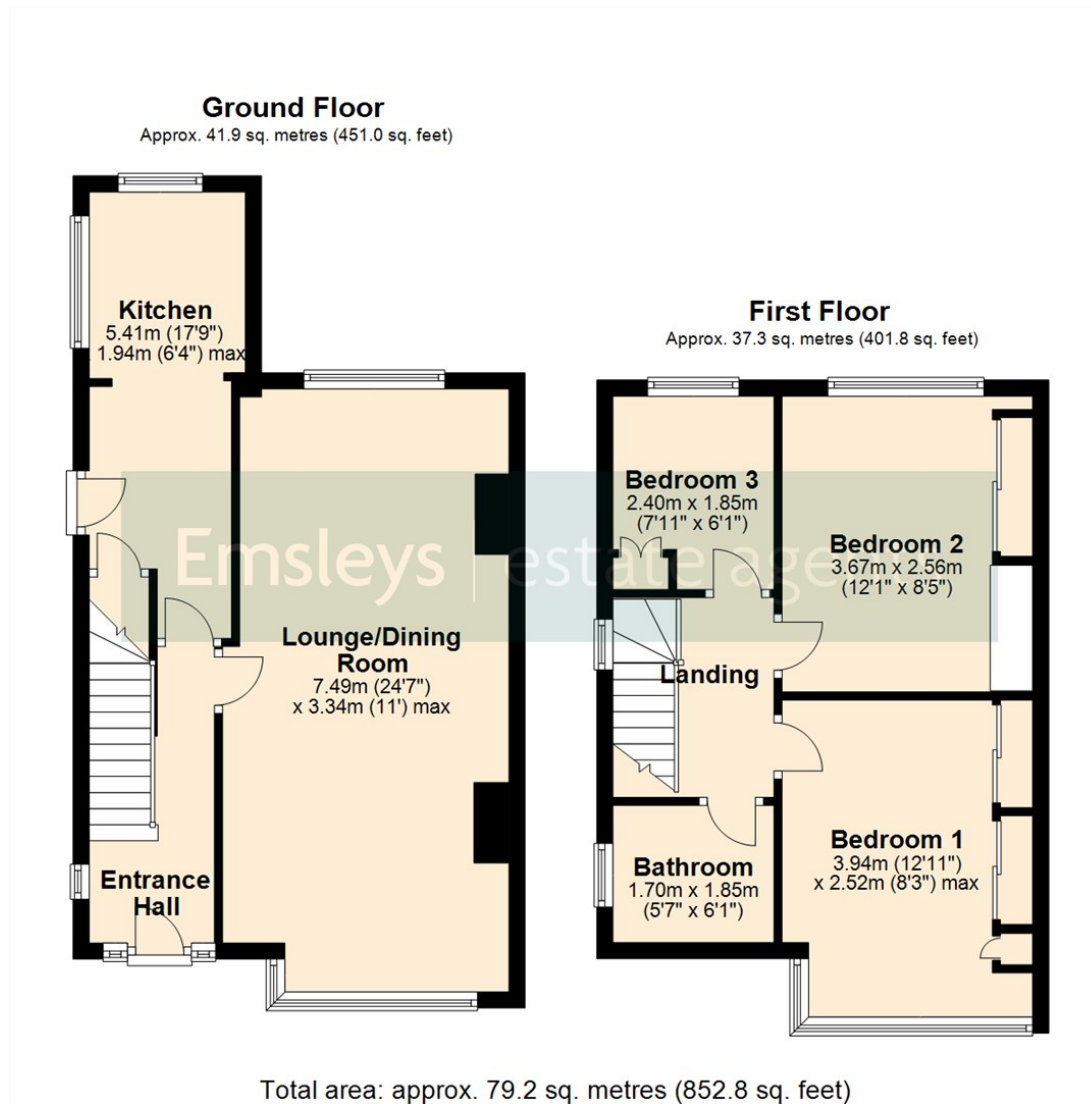
Outside, the property boasts a delightful garden which is low maintenance and perfect for al fresco dining. For added convenience, a single garage offers secure parking and additional storage solutions.

Further benefits of this charming family home include gas central heating and PVCu double glazing, ensuring a warm and energy-efficient living environment all year round.

This attractive property represents a fantastic opportunity to acquire a home in a highly desirable area, combining practicality with comfort. Early viewing is highly recommended to fully appreciate all that this residence has to offer. Please contact us today to arrange your appointment and take the first step towards making this exceptional property your next home.







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.



65 Commercial Street | Rothwell | Leeds | LS26 0QD
t: 0113 201 4040 www.emsleysestateagents.co.uk

Emsleys | estate agents