



All Saints Drive | Woodlesford | LS26 8NF

£220,000

One/two bedroom semi-detached bungalow | Council Tax Band A | EPC Rating TBC

Emsleys | estate agents

*** ENVIABLE CORNER PLOT. IMMACULATE THROUGHOUT. VERSATILE LIVING. BEAUTIFUL GARDEN***

Offered for sale with no onward chain is this well presented, skilfully extended, versatile semi-detached true bungalow offering spacious, well proportioned, living accommodation throughout, excellent access to local amenities, bus links and Woodlesford train station. The property briefly comprises; entrance porch, entrance hall, living room, kitchen, additional reception room, master bedroom, conservatory and shower. Externally the property benefits from a low maintenance wraparound garden enjoying a west-facing aspect with raised decked seating area with pergola/bar and off-street parking. Call now to arrange your viewing.

Porch

Access to the property is granted through an external door to the front aspect opening up into;

Entrance Hall

With built-in storage cupboard, access to loft space and internal doors into;

Kitchen 2.95m x 2.26m (9'8" x 7'5")

Fitted with a range of wall and base level units with work surfaces over and a double bowl Belfast sink with stainless steel mixer tap. Integrated; electric oven with electric hob and extractor hood over, space for a fridge/freezer and a PVCu double-glazed window to the front aspect.

Bedroom 1 4.78m max x 3.35m (15'8" max x 11'0")

The master bedroom is a good sized double and is located to the rear of the property with central heated radiator and internal door into;

Conservatory 2.51m x 5.21m max (8'3" x 17'1" max)

Located to the rear of the property offering an abundance of natural light with PVCu double-glazed windows to dual aspects and built-in storage cupboards.

Reception Room/Occasional Bedroom 2 3.66m x 3.02m (12'0" x 9'11")

PVCu double glazed window and radiator with coving to ceiling and double doors to the living room.

Living Room 3.61m x 3.43m (11'10" x 11'3")

An incredibly large light, bright room located to the side of the property with PVCu double-glazed windows to triple aspects, television point, under floor heating and PVCu double-glazed patio doors affording access into the garden.

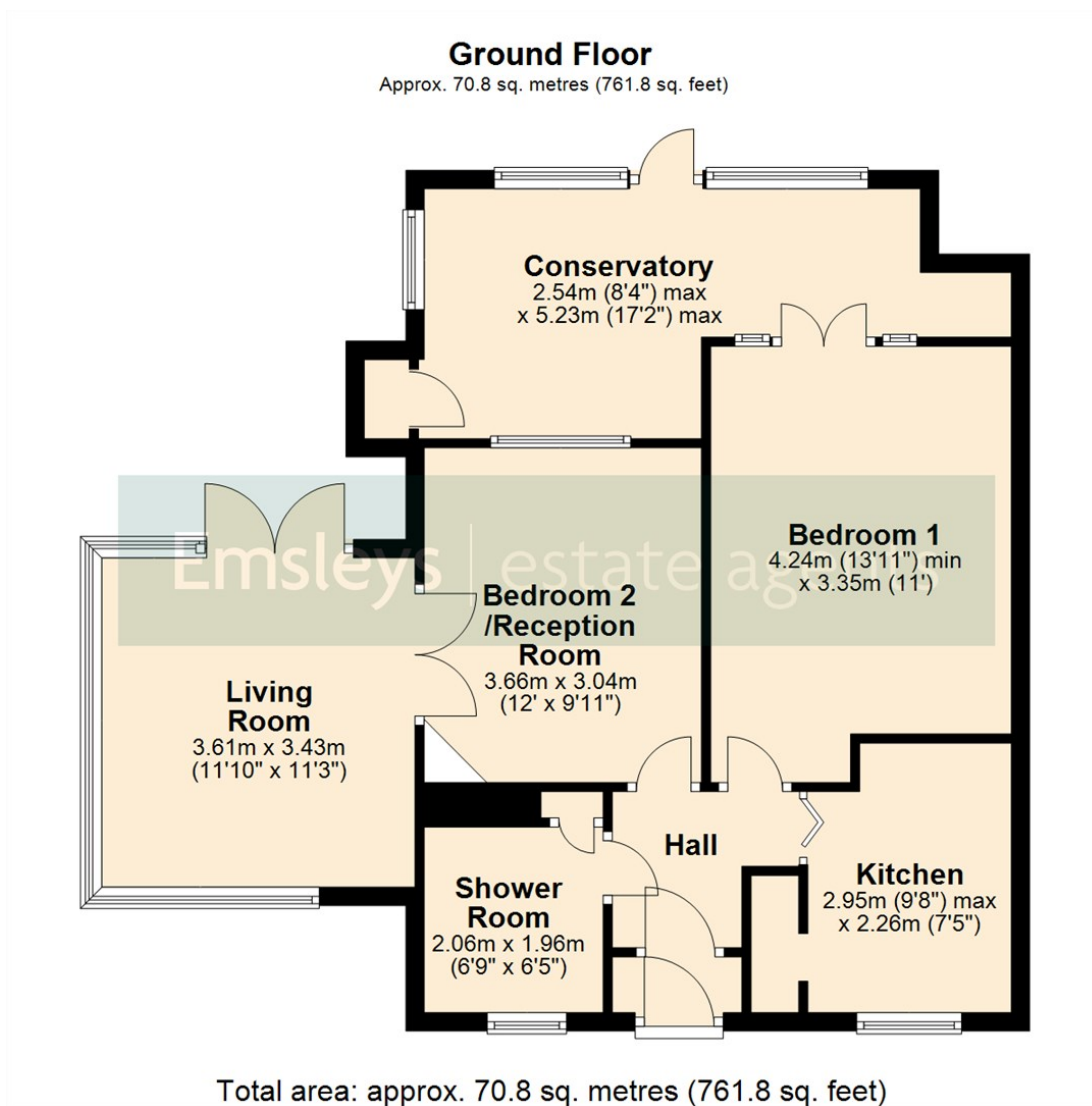
Shower Room 2.06m x 1.96m (6'9" x 6'5")

Three piece suite comprising; corner double step-in shower, low flush WC, pedestal wash hand basin, heated chrome towel rail and PVCu double-glazed window to the front aspect.

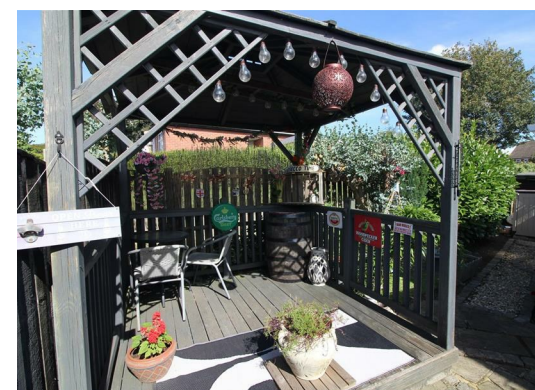
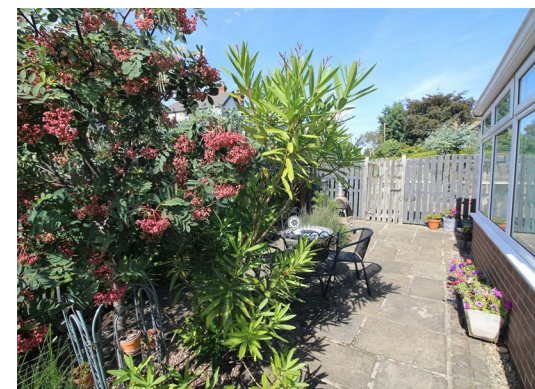
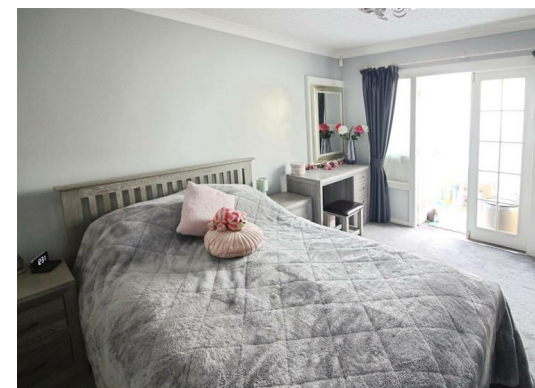
External

Externally the property benefits from a low maintenance wraparound garden enjoying a west-facing aspect with raised decked seating area with pergola and off-street parking.





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