



Beechwood | Woodlesford | LS26 8PP

£350,000

Three bedroom detached bungalow | Council Tax Band D | EPC Rating D

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**\*\*\*RARE OPPORTUNITY. NO CHAIN & VACANT POSSESSION. DECEPTIVELY LARGE. FAR REACHING VIEWS. REFURBISHMENT REQUIRED \*\*\***

Set in the popular neighbourhood of Woodlesford, Leeds. This property offers three bedrooms, two reception rooms, one kitchen, and a bathroom. It requires complete renovation, offering an opportunity for buyers to update the space to their own specifications. The property has gas warm air central heating system and double glazing.

Externally, the bungalow features a large garden, a single garage with drive, and far reaching views. These outdoor spaces provide options for both recreation and practical use.

Woodlesford is known for its convenient local amenities, with shops, cafés, and supermarkets available nearby to cater for daily needs. There are well-regarded schools in the area, making it suitable for those with educational requirements.

Public transport links are strong in Woodlesford. The property is within walking distance of Woodlesford train station, providing direct services to Leeds city centre in approximately 10 minutes, and connections to Sheffield and other regional destinations. Frequent local bus services further support travel within the wider Leeds area.

For outdoor leisure, residents have access to Woodlesford Park and the scenic walks along the Aire and Calder Navigation. Rothwell Country Park and St. Aidan's RSPB reserve are a short drive away, offering further green spaces for relaxation and recreation.

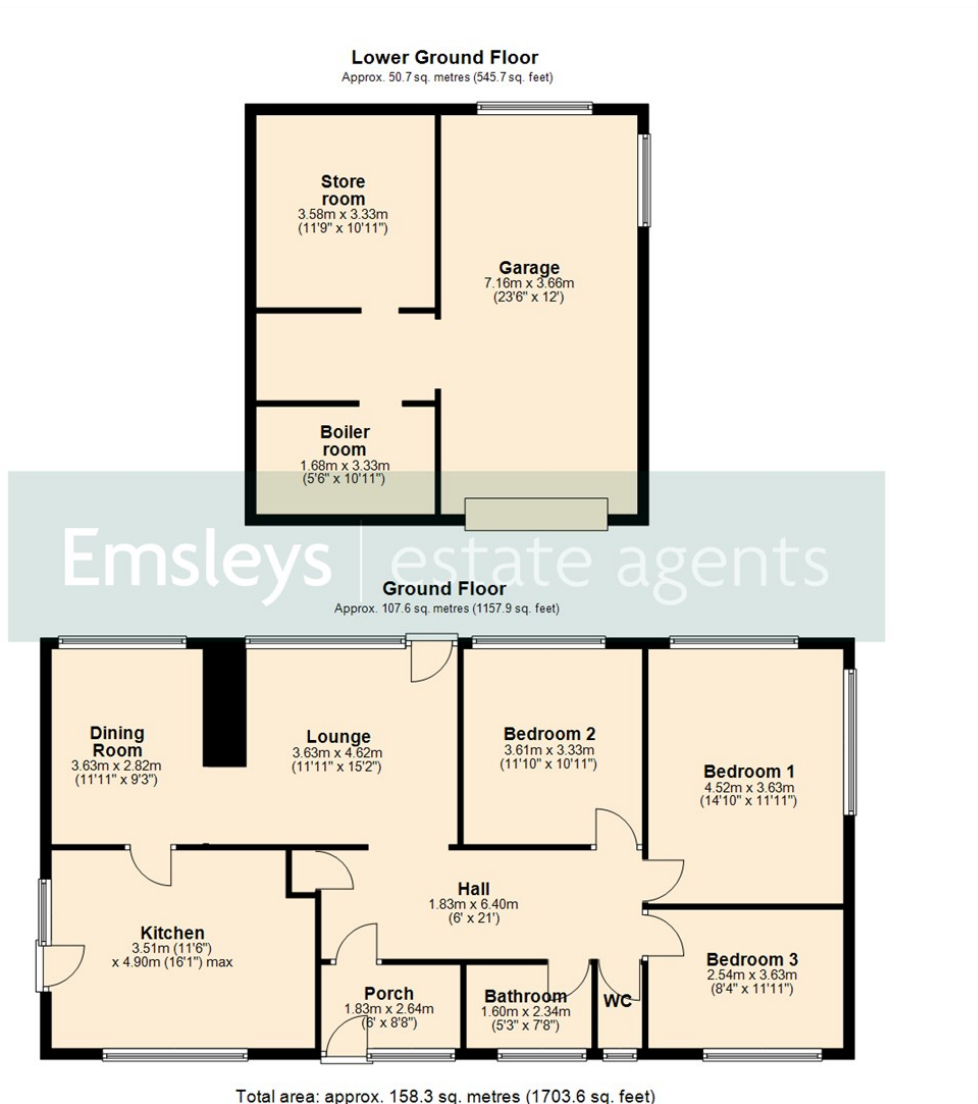
This property is suitable for someone seeking a bungalow in a well-connected and sought-after location, with the added benefit of potential to modernise and tailor to personal preferences. Viewing is available by appointment.











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.



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