

Pottery Place | Woodlesford | LS26 8GR £390,000

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

Emsleys | estate agents

***EXCEPTIONAL HOME. SOUGHT AFTER LOCATION. STUNNING PLOT. ***

A stunning exclusive home for over-55s which offers a perfect combination of tranquillity, modern comfort, and excellent convenience. Completed in 2023, the home is surrounded by picturesque countryside while benefiting from superb rail and motorway connections, creating an ideal setting for those seeking a relaxed yet well-connected lifestyle.

Having a generous wide tarmac driveway offering ample off-street parking, complemented by a neat front lawn with further planting. Inside, the ground floor opens into a spacious open-plan living and dining area designed to maximise natural light and create a bright, sociable environment. Bi-fold doors lead out onto an expansive south-facing garden, which is one of the largest plots within the development, offering a seamless transition to the outdoors and making the space ideal for entertaining or everyday enjoyment.

The kitchen forms the heart of the home, featuring a wraparound breakfast bar that provides a subtle distinction between cooking and social spaces. A separate utility room plus a WC completes the ground floor. Upstairs, the property offers three well-proportioned bedrooms, including a master bedroom with en suite. Each room has been designed with comfort and practicality in mind, providing peaceful spaces that suit both daily living and guests.

The rear garden has been thoughtfully enhanced to create a beautifully balanced and functional outdoor space. Directly outside the bi-fold doors, a block-paved patio offers an ideal spot for outdoor dining, and a further stone patio in the opposite corner provides an additional seating area to enjoy the sun at different times of the day. Adding even greater appeal, the current owner has secured full approved planning permission for a wraparound single-storey extension. This would significantly enlarge the ground-floor footprint and could nearly double the available living space.

Book your viewing today!

















Total area: approx. 90.6 sq. metres (975.4 sq. feet)







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