



Mowbray Chase | Woodlesford | LS26 8WL

£475,000

Five bedroom detached | Council Tax Band D | EPC Rating TBC

**Emsleys** | estate agents

**\*\*\*SUPERB EXTENDED FAMILY HOME. RARE OPPORTUNITY. MUST BE SEEN TO BE FULLY APPRECIATED.\*\*\***

Nestled in the sought after area of Woodlesford, Leeds, this impressive extended family home offers a perfect blend of space and comfort for family living. With five well-proportioned bedrooms, this extended family home provides ample room for everyone to enjoy their own space. The property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests. A fabulous kitchen/diner with utility room and a ground floor WC complete the ground floor of this beautiful home.

The two bathrooms ensure convenience for busy mornings and family life, making it easy for everyone to get ready without the usual rush. For those who appreciate outdoor living, the garden features a delightful summer house complete with a bar, perfect for hosting summer gatherings or simply unwinding after a long day. Additionally, there is an extra storage workshop, providing practical space for hobbies or storage needs.

Parking is a breeze with space for two vehicles, ensuring that you and your guests can come and go with ease. This property is not just a house; it is a home that offers a wonderful lifestyle in a friendly community. With its generous living spaces and attractive outdoor features, this residence is a must-see for anyone looking to settle in a vibrant area of Leeds. Call us now to arrange your viewing.







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](http://www.emsleysestateagents.co.uk)

**Emsleys** | estate agents