Eastfield Crescent | Woodlesford | LS26 8SG £315,000

Three bedroom extended semi | EPC C | Council Tax C

Emsleys | estate agents

THREE BEDROOM EXTENDED SEMIOPEN PLAN KITCHEN/BREAKFAST ROOM***LOFT CONVERSION***GREAT LOCATION***

Presenting a remarkable opportunity to acquire a semi-detached house that's been neutrally decorated and is now for sale. This property boasts an array of unique features, including an open-plan design, parking, a garden, and an extended rear, making it ideally suited for families and couples alike.

The lounge is a cosy space, boasting a large window and a view of the front garden. This room offers a great place for relaxation and entertainment.

The open-plan kitchen is a real highlight, featuring a kitchen island, modern appliances, and natural light. Additionally, it offers a dining space, perfect for family meals or entertaining guests. The kitchen has been recently refurbished, offering a fresh and modern area for cooking and dining.

The house comprises three generously proportioned bedrooms, a newly refurbished bathroom, a single reception room, and a fully fitted kitchen. The master bedroom is a spacious double room with built-in wardrobes and an abundance of natural light. The second bedroom is also a double room, well-lit and spacious. The third bedroom, equally spacious and bright, completes the sleeping quarters of this property. The bathroom has been recently refurbished to a high standard.

The property's location is another significant advantage. It's situated near schools and local amenities, providing an excellent balance of convenience and tranquillity. Furthermore, the loft conversion and extension to the rear of the property provide additional living space, making this home a truly desirable purchase.

Entrance Hall 4.49m x 1.91m (14'9" x 6'3")
Composite door leads into the entrance hallway, stairs to the first floor, central heating radiator.

Living Room 4.49m x 3.47m (14'9" x 11'5")
A light and airy room with T.V point, central heating radiator, double glazed window, internal doors leading into

Dining Room 3.13m x 3.14m (10'3" x 10'4")
With laminate floor, central heating radiator, open plan to:

Reception Room 3.47m x 2.50m (11'5" x 8'2")
Double glazed french doors leading to the rear garden, open plan to:

Kitchen/Breakfast Room 5.54m x 2.88m (18'2" x 9'5")
Fully fitted kitchen with ample wall and base units, contrasting counter tops, sink and drainer, plumbed for washing machine, space for fridge freezer, built in oven, hob and extractor, pelmit lighting, door to:

Inner Hallway
Door to:

WC
Comprising of W.C and vanity wash hand basin.

Landing
Window to side.

Bedroom 1 3.96m x 3.34m (13'0" x 10'11")
Double glazed window to front, ample fitted wardrobes central heating radiator.

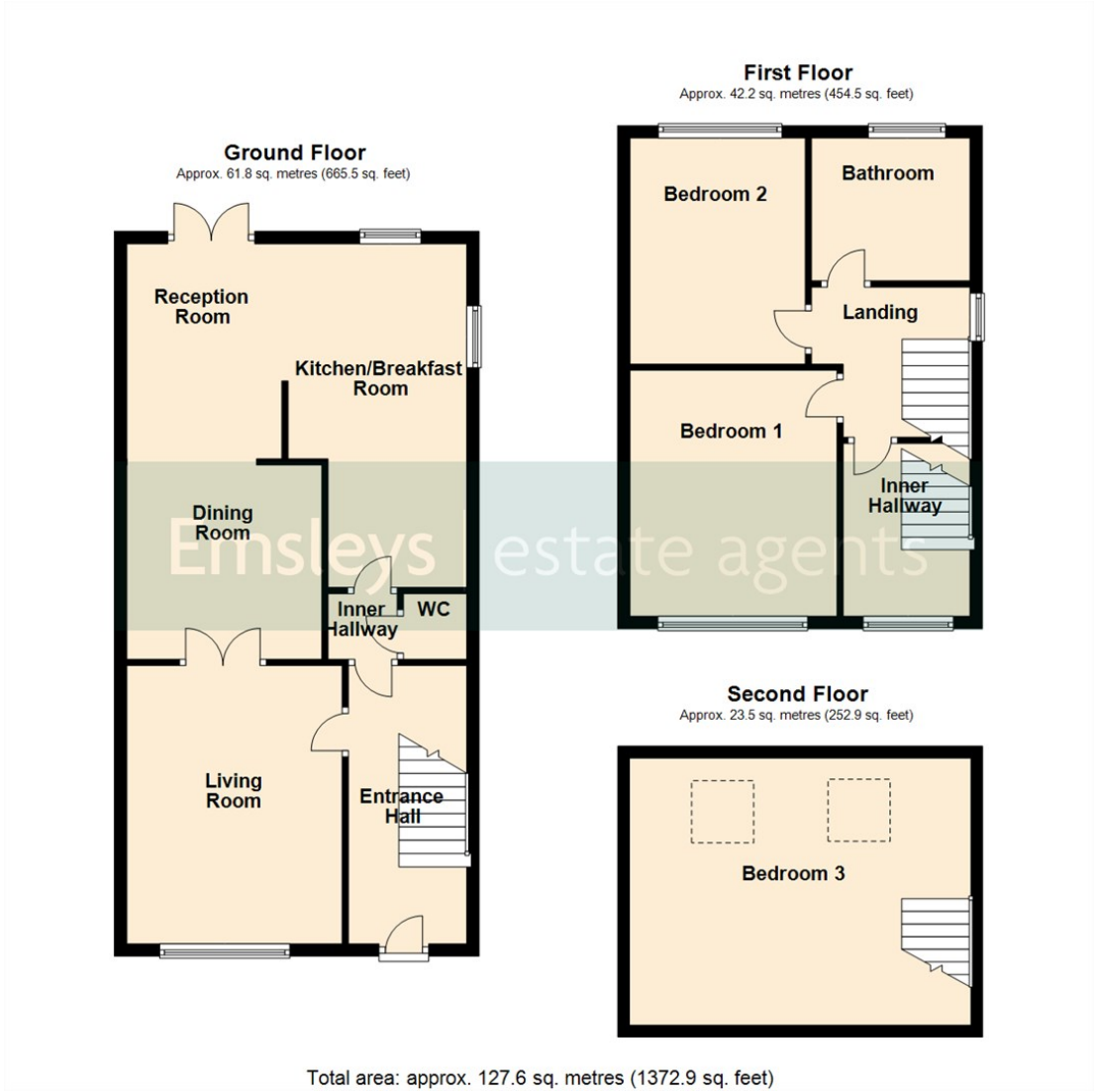
Bedroom 2 3.64m x 2.83m (11'11" x 9'3")
Double glazed window, central heating radiator.

Bathroom 2.30m x 2.55m (7'7" x 8'4")
Re-fitted white suite with P shaped bath and shower over with glass screen, vanity wash hand basin and low flush W.C, fully tiled walls, ladder rail and double glazed window.

Inner Hallway 2.78m x 2.04m (9'1" x 6'8")
With stairs leading to bedroom three, double glazed window, central heating radiator.

Bedroom 3 4.29m x 5.48m (14'1" x 18'0")
A good size third bedroom with two skylights.

External
To the front is a newly fitted block paved driveway providing ample off street parking. Timber gates lead to the rear garden with a good size block paved patio and a neat lawn area.



Total area: approx. 127.6 sq. metres (1372.9 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