



for sale
Emsleys
0113 201 4040
www.emsleysestateagents.co.uk

North Lane | Woodlesford | LS26 8RU

£270,000

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

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WELL PRESENTED. LARGE GARDEN. CLOSE TO AMENITIES. CONSERVATORY. MODERN KITCHEN & BATHROOM.

Nestled in the charming area of Woodlesford, Leeds, this delightful semi-detached house on North Lane offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host gatherings with friends and family with a modern fitted kitchen/diner.

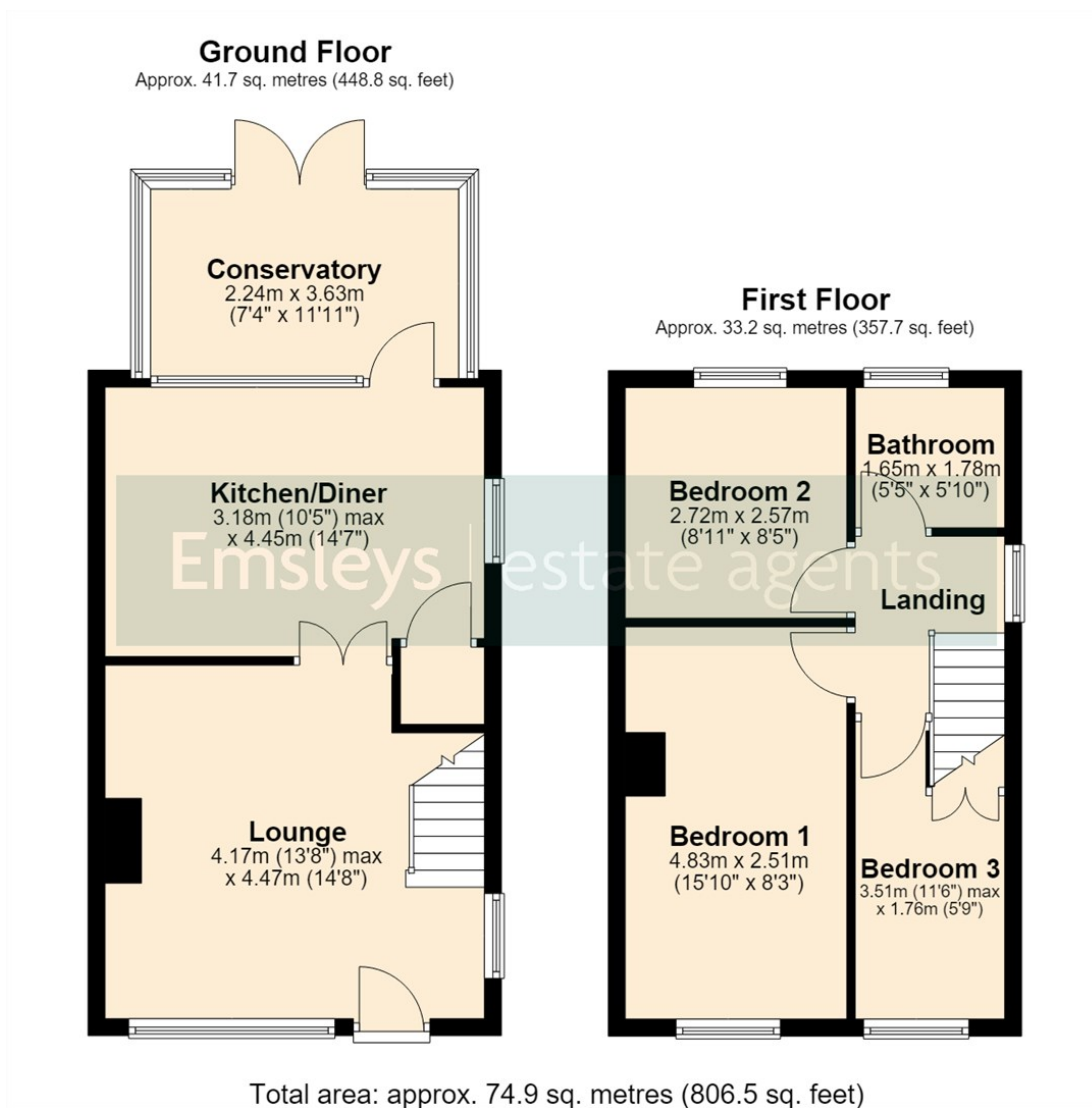
The house features a well-appointed bathroom, ensuring that daily routines are both practical and pleasant. One of the standout features of this property is the generous garden, which offers a wonderful outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air on sunny days.

Parking is a breeze with space available for up to three vehicles including the garage, providing peace of mind for those with multiple cars or visitors. The location itself is highly desirable, with local amenities, schools, and transport links within easy reach, making it a convenient choice for modern living.

This semi-detached house is not just a home; it is a lifestyle opportunity waiting to be embraced. Whether you are looking to settle down or invest, this property is sure to impress with its spacious layout and lovely outdoor area. Do not miss the chance to make this charming residence your own. Call 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.



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