

HUNTERS®

HERE TO GET *you* THERE



Eshald Lane

Woodlesford, Leeds, LS26 8LR

£210,000



Council Tax: B



9 Eshald Lane

Woodlesford, Leeds, LS26 8LR

£210,000



- Modern style through terraced house
- Two generous sized bedrooms
- Integral garage and parking
- Enclosed rear garden
- large bright living room
- Fitted kitchen with appliances
- Space for dining options
- Ample built in storage
- Walking distance to the village and train line
- No chain is involved

This well-presented two bedroom mid-through terraced house is situated in a popular residential location in Woodlesford and offers an excellent opportunity for first-time buyers, those looking to downsize, or anyone searching for a manageable home that is ready to move straight into.

Offered to the market with no onward chain, the property has been freshly decorated throughout and also benefits from gas central heating and PVC double glazing. The accommodation is arranged over three levels to the front and two to the rear, with the additional advantage of a very useful integral garage.

The ground floor opens into an entrance hall with a large built in storage cupboard, perfect for all your day to day utility items, with stairs rising to the main living accommodation. The generously sized living room features a large front-facing window allowing plenty of natural light into the room, together with a fireplace and electric fire creating an attractive focal point.

To the rear is the kitchen, fitted with a range of matching wall and base storage units and complemented by a built-in oven, hob and microwave, along with an integrated fridge freezer. There is also space for a dining table, making this a practical everyday living space, while a rear door provides direct access into the delightful garden.

A further staircase from the living room leads to the upper floor, where there are two well-proportioned bedrooms, including a particularly spacious main bedroom and a generous second bedroom.

Completing the accommodation is the modern house bathroom, fitted with a contemporary suite and mains-fed shower, together with a useful built-in storage cupboard.

Externally, the property continues to impress. To the rear is an enclosed garden bordered by fencing, creating a secure and private outdoor space with plenty of potential for outdoor seating, entertaining and alfresco dining during the warmer months.

To the front, a block-paved driveway provides off-street parking for two average-sized cars, while the integral garage offers further valuable parking, storage or practical space.

Freshly presented, well proportioned and offered with no onward chain, this appealing Woodlesford home is ready for its next owner to move straight in and enjoy.

Woodlesford is a popular residential area offering a great balance of village living and easy access into Leeds. The area benefits from Woodlesford railway station with regular trains to Leeds taking an average journey time of 10 minutes, local shops/cafes and amenities, nearby schools, pleasant canal-side walks and green spaces, while also being well placed for the M1 and M62 motorway networks.

KITCHEN/DINER

14'10" x 10'11" (4.54m x 3.34m)

LIVING ROOM

15'1" x 14'10" (4.61m x 4.54m)

BEDROOM ONE

15'4" x 14'10" (4.69m x 4.54m)

BEDROOM TWO

10'8" x 8'8" (3.26m x 2.66m)

BATHROOM

7'8" x 6'2" (2.36m x 1.88m)

ENTRANCE HALL

11'3" x 6'3" (3.43m x 1.91m)



Road Map



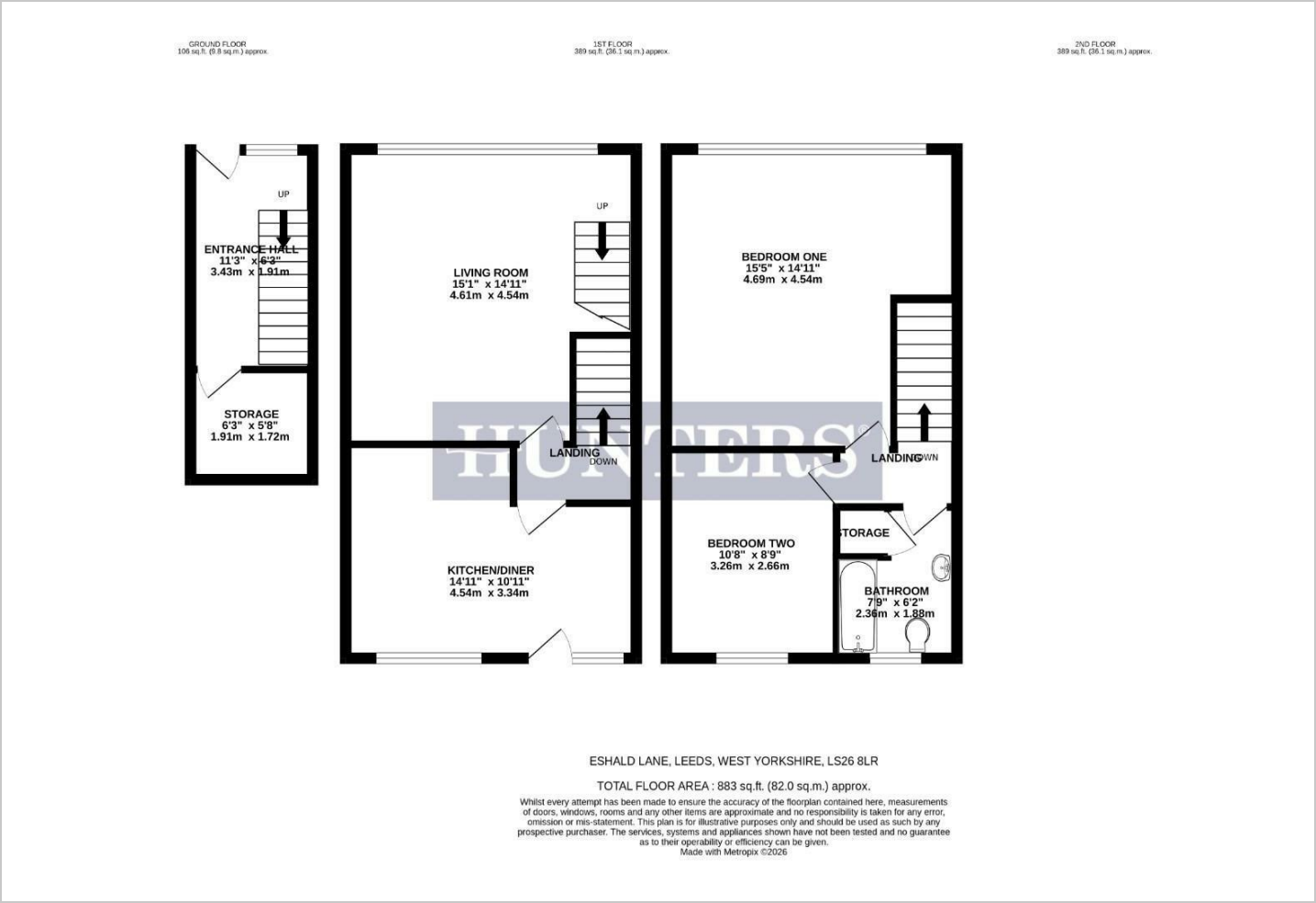
Hybrid Map



Terrain Map



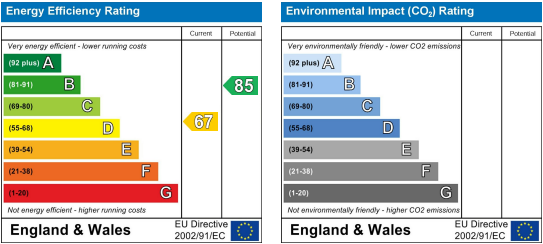
Floor Plan



Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.