



## 30 Eastfield Crescent, Woodlesford, Leeds, LS26 8SG

### DO NOT MISS THIS ONE!!!!

Situated in the desirable area of Woodlesford, Leeds, this charming three-bedroom house on Eastfield Crescent presents an excellent opportunity for both families and first-time buyers. Built between 1960 and 1969, the property boasts a blend of classic charm and modern convenience, making it an appealing choice for those seeking a comfortable home.

Upon entering, you will find a welcoming reception room that offers a perfect space for relaxation and entertaining. The house features three well-proportioned bedrooms, providing ample space for family living or guest accommodation. The modern bathroom has been thoughtfully updated, ensuring a fresh and stylish environment for your daily routines.

One of the standout features of this property is the enclosed garden, which offers a private outdoor space for children to play or for hosting summer gatherings with friends and family. Additionally, the property benefits from parking for up to three vehicles, a rare find in such a sought-after area.

With its competitive pricing, this home is priced to sell, making it an attractive option for those looking to invest in a

- DON'T MISS OUT ON THIS PROPERTY!
- SOUGHT AFTER AREA
- PRICED TO SELL QUICKLY
- 3 BEDROOMS
- GARAGE
- MODERN BATHROOM
- OFF STREET PARKING

£275,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	