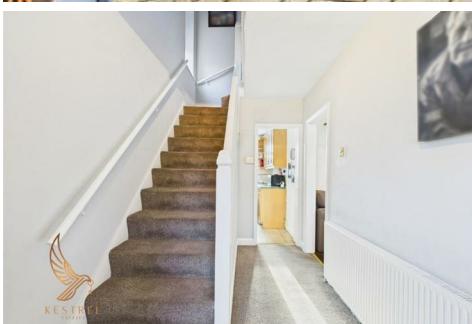




KESTREL  
ESTATES



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