



17 Eastfield Crescent, Woodlesford, Leeds, LS26 8SG

Nestled in the desirable area of Eastfield Crescent, Woodlesford, this charming semi-detached house presents an excellent opportunity for those looking to create their dream home. With three well-proportioned bedrooms, this property is perfect for families or individuals seeking extra space. The inviting reception room offers a warm and welcoming atmosphere, ideal for relaxation or entertaining guests.

The house features a bathroom that, while functional, is in need of modernisation, allowing you to personalise the space to your taste. The property also boasts the added benefit of a garage, providing ample storage or potential for a workshop. For those with multiple vehicles, the parking space for up to three cars is a significant advantage, ensuring convenience for you and your guests.

The enclosed gardens offer a private outdoor space, perfect for enjoying the fresh air or hosting summer barbecues. Although the property requires some updating, its potential is immense, making it a fantastic investment for those willing to put in the effort.

Situated in a sought-after area, this home is close to local amenities, schools, and transport links, making it an ideal location for families and commuters alike. With a little vision and creativity, this semi-detached house could be transformed into a stunning residence that reflects your personal style. Don't miss the chance to make this property your own in the heart of Woodlesford.

- DO NOT MISS OUT ON THIS PROPERTY!!!!
- SOUGHT AFTER AREA
- IN NEED OF MODERNISATION
- 3 BEDROOMS
- ENCLOSED GARDENS
- OFF STREET PARKING
- GARAGE

£260,000



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	