



 **5**
Bedrooms

 **4**
Bathrooms

Tenure :
Freehold



Located on Holmsley Lane in Woodlesford is this truly immaculate, five bedroom detached home. Offering a wealth of high quality fixtures and fittings, this beautiful home offers excellent internal living space and comprises in brief: - entrance hallway, kitchen, dining area, lounge and a large rear extension providing additional living space. First floor: - bedroom 1 with dressing area and an en-suite, there are four further bedrooms, one of which has an en-suite. Also, to the first floor is the family bathroom. Benefits from gas central heating, underfloor heating to the rear extension and double glazing. Externally, there is a driveway to the front, which provides off road parking for several vehicles, which leads to an integral garage. To the rear is a lawned garden and composite decking areas. Call Tudor Sales & Lettings for more information or to arrange a viewing on 0113 282 3056.

Kitchen 14' 67" x 13' 20" (5.97m x 4.47m)

Fitted with a wide range of bespoke and handmade wall and base units. Minerva worktops. Sink and hot water tap. Antique mirror splashback. Bora induction hob. Miele double oven and plate warmer. Miele single oven, with combination steam oven and sous chef. Miele integrated fridge & dishwasher. Caple wine cabinet. Tiled flooring.

Utility Room 6' 49" x 5' 90" (3.07m x 3.81m)

Fitted with wall and base units. Minerva worktops. Sink and tap. Plumbing for washing machine. Space for a tumble dryer. Tiled flooring and walls.

Externsion 11' 72" x 33' 46" (5.18m x 11.23m)

Two bi-folding doors to the delightful rear garden. Tiled flooring with underfloor heating. Handmade and bespoke seating area. La castellamonte stoves. Provisions for wall mounted television. Six skylight windows making this an extreamley light and airy space.

Dining Area 13' 57" x 11' 85" (5.41m x 5.51m)

Coving to ceiling. Tiled flooring. Central heating radiator.

Lounge 21' 79" x 11' 89" (8.41m x 5.61m)

Double glazed bay window to the front. Feature fireplace with marble surround and electric fire. Coving to ceiling. Provisions for wall mounted television.

WC / Cloaks 3' 14" x 5' 42" (1.27m x 2.59m)

Tiled flooring and walls. Vanity unit. WC. Column radiator. Feature wall lights.

Bedroom 1 15' 44" x 11' 91" (5.69m x 5.66m)

Spacious double bedroom with fitted wardrobe. Double glazed window. Central heating radiator. Double glazed window. Dressing area with fitted wardrobe. Door leads to en-suite.

En-Suite 1 7' 96" x 5' 79" (4.57m x 3.53m)

Stunning en-suite with Tiled flooring and walls. His & Hers Laura Ashley unit with heated mirrors over. Wall lighting. WC. Double glazed window. Shower enclousure. Heated towel rail.

Bedroom 2 10' 28" x 11' 89" (3.76m x 5.61m)

Double bedroom with double glazed window. Fitted wardrobe. Central heating radiator.

En-Suite 2 5' 14" x 6' 90" (1.88m x 4.11m)

Tiled flooring and walls. Shower enclousure. Push button wc. Wash hand basin. Double glazed window. Heated towel rail.

Bedroom 3 10' 14" x 10' 53" (3.40m x 4.39m)

Double bedroom with double glazed window and a central heating radiator.

Bedroom 4 10' 34" x 10' 67" (3.91m x 4.75m)

Double bedroom with double glazed window and a central heating radiator.

Bedroom 5 7' 97" x 9' 52" (4.60m x 4.06m)

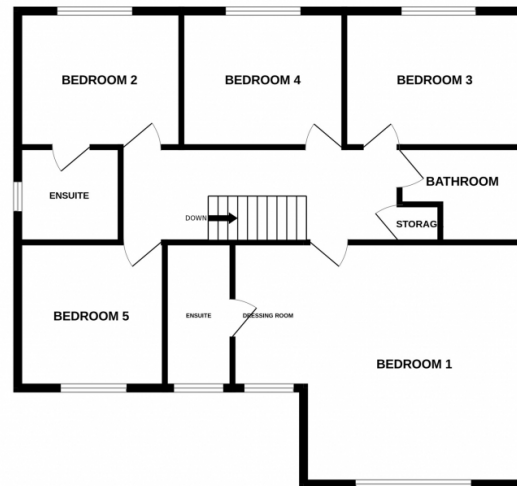
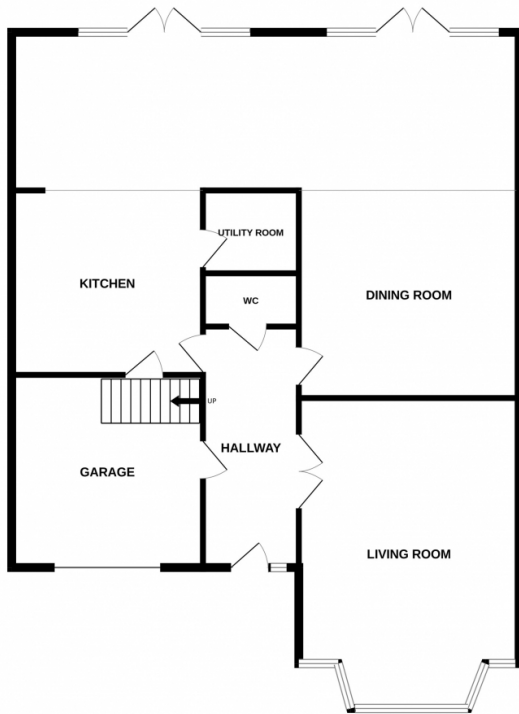
With a double glazed window and a central heating radiator.

Bathroom 6' 70" x 7' 32" (3.61m x 2.95m)

Three piece suite comprising of: - bath with shower over, vanity unit and a wc. Tiled flooring and walls. Double glazed window and a heated towel rail.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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