



Langdale Road, Woodlesford Leeds LS26 8XF

welcome to

Langdale Road, Woodlesford Leeds

IF you're really looking to turn a HOUSE INTO A HOME, then this SUPERB SEMI DETACHED property could be THE ONE for you! Offering TWO DOUBLE BEDROOMS this property includes OWNED SOLAR PANELS, a shared driveway PLUS a DETACHED GARAGE!



Entrance Hall

Having the entrance door to the front aspect, a window to the side aspect, under stair storage cupboard, radiator, and stairs to the first floor landing.

Lounge

With a window to the front aspect, an electric fire, and a radiator.

Dining Room

Window to the rear, and a radiator.

Kitchen

Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. Includes a stainless steel sink and drainer, a free standing gas cooker, plumbing for a washing machine, a window to the side and a door to the rear aspect.

First Floor Landing

With stairs rising from the ground floor and having a window to the side aspect, built in storage cupboard, and an access hatch to the loft.

Bedroom One

Window to the front, radiator, and a window to the front.

Bedroom Two

Window to the rear, and a radiator.

House Bathroom

Equipped with a three piece bathroom suite which includes a bath, wash hand basin, and a w.c. Tiling to the walls, gas central heating radiator, built in cupboard, and a window to the rear.

Exterior

Externally the property has an open lawned garden to the front with a shared driveway, while to the rear is a paved and gravel garden space with access to a single detached garage.

Garage

A detached garage with an up and over door.

Please Note

The property is subject to a grant of probate, please speak to the branch in relation to this.



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Langdale Road, Woodlesford Leeds

- Semi Detached Home
- Two Double Bedrooms
- In Need Of Some Updating
- Two Reception Rooms
- Owned Solar Panels

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

£175,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGT111420 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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