



HODSONS

ASKING PRICE

£285,000

The Locks

Woodlesford, LS26 8PU



PROPERTY SUMMARY

This three-story town house boasts a lovely setting adjacent to Woodlesford lock, offering a picturesque environment.

The house features three good size bedrooms, including a master bedroom with its own ensuite bathroom. This property is ideal for those looking for a comfortable and convenient living space, as it is offered to the market with no chain, making the buying process smooth and hassle-free. The contemporary design of the house ensures a modern and stylish feel throughout.

Located in a pleasant neighbourhood, this house is perfect for those who appreciate a peaceful and scenic location while still being within easy reach of local amenities and transport links. Woodlesford is situated just seven miles East of Leeds City Centre and with the convenient train station in the middle of Woodlesford the city of Leeds is only a 12 minute train journey away.

The Locks development is adjacent to the Aire and Calder Navigation Canal which offers beautiful scenery and tranquil surroundings.

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LOCAL AUTHORITY

Leeds

TENURE

Freehold

COUNCIL TAX BAND

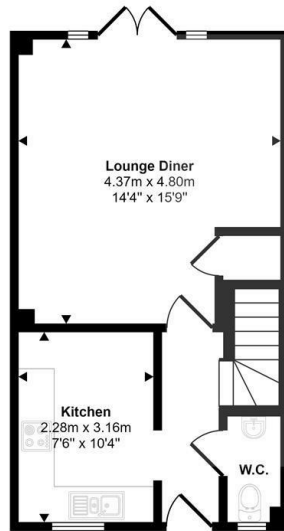
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VIEWINGS

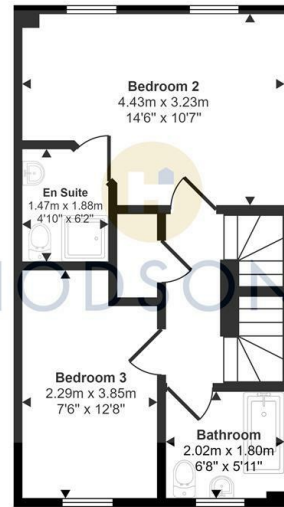
By prior appointment only



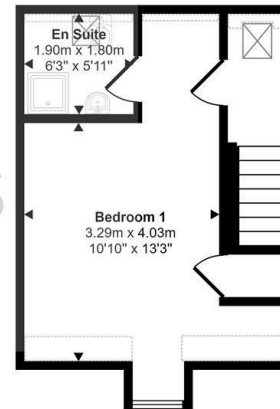
Approx Gross Internal Area
99 sq m / 1065 sq ft



Ground Floor
Approx 36 sq m / 384 sq ft



First Floor
Approx 36 sq m / 391 sq ft



Second Floor
Approx 27 sq m / 290 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**OFFICE ADDRESS**

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