



38 Church Street, Leeds, LS26 8RD

£285,000

Nestled in the charming area of Woodlesford, Leeds, this delightful house on Church Street offers a perfect blend of historic character and modern convenience. Originally built in 1805, the property has been fully refurbished to meet contemporary living standards, retaining its unique charm. Spanning an impressive 1,351 sqft, this home features two inviting reception rooms, ideal for both relaxation and entertaining.

The property boasts three well-proportioned bedrooms, providing ample space for families or those seeking a home office. The newly fitted kitchen is a culinary enthusiast's dream, equipped with a SMEG induction range cooker, integrated dishwasher and stylish finishes. The newly renovated bathroom offers a serene retreat, designed with comfort in mind. Downstairs utility and WC providing added convenience.

One of the standout features of this home is the exposed wooden beams, which add a touch of rustic elegance and warmth. Additionally, the presence of two gas stoves ensures a cosy atmosphere during the colder months.

Off road parking is available to the side of the property and the large garage space would make an ideal workshop, home gym or a variety of alternatives, and the smaller outbuilding a fantastic store room, both have power and light. Cellar also

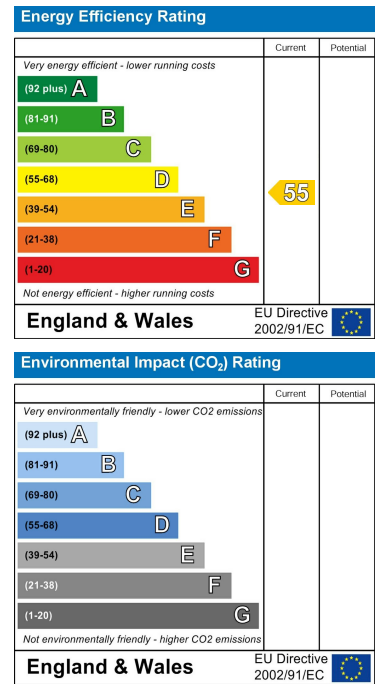
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.