



Gate House Court, Woodlesford Leeds LS26 8WR

welcome to

Gate House Court, Woodlesford Leeds

With EXPOSED BEAMS and BEAUTIFUL features, this IMPRESSIVE family home is where TRADITIONAL style meets MODERN LIVING. With FOUR bedrooms, TWO RECEPTION ROOMS, and an INCREDIBLE dining kitchen, this unique property also features a DRIVEWAY for off street parking and a WALLED GARDEN to the REAR!



Entrance Hall

Having an entrance door to the double fronted aspect, a gas central heating radiator, security alarm console, Yorkshire stone slab flooring, and stairs with feature wooden balustrade ascending to the first floor landing, double doors to the lounge, and door to the dining kitchen.

Lounge

20' 3" max x 14' 9" max (6.17m max x 4.50m max)
A spacious lounge, having two sash windows to the front aspect, and a sash window to the rear aspect, exposed beams and exposed brickwork to the feature walls. Also includes a complimentary brick built fireplace with an inset gas fire and hearth, wall lights, and two gas central heating radiators.

Office / Second Reception Room

11' 7" max x 9' 1" max (3.53m max x 2.77m max)
With double doors from the lounge and having a sash window to the rear aspect, central heating radiator, and exposed beams.

Dining Kitchen

19' 8" max x 15' 9" max (5.99m max x 4.80m max)
An expansive dining kitchen with stone arch feature comprising of a recently fitted kitchen with an extensive range of both wall and base units with work surfaces over. Includes two sinks with drainers, and mixer taps, a double electric oven with a gas hob, splash back, and a cooker hood over. Also includes an integrated dishwasher, microwave oven and fridge, washing machine, dryer, and freezer, plus space for a free standing fridge freezer. Two sash windows to the front and a sash window to the rear, two central heating radiators, ceiling spotlights, the Worcester Bosch boiler, a useful under stair storage cupboard, and a door to the rear.

First Floor Landing

With stairs rising from the ground floor and having two windows to the rear, and a skylight window, access hatch to the loft space, plus a central heating radiator. Features exposed brickwork, beam and wooden balustrade.

Bedroom One / Master Bedroom

22' 11" max x 11' 8" max (6.99m max x 3.56m max)
A spacious bedroom, featuring a sash window to the side and two sash windows to the rear, exposed beams, generous high and low level in built storage, in built cupboards, and access hatch to the loft space, and two central heating radiators.

En-Suite

Equipped with a shower cubicle, Heritage Bathrooms wash hand basin set within a vanity storage unit, mirror unit, wall storage unit and a w.c. Also with tiled floor and tiling to the walls, central heating radiator, extractor, skylight window, and an exposed beam.

Bedroom Two

9' 3" max x 8' 8" max (2.82m max x 2.64m max)
Having a sash window to the front, central heating radiator, high level storage cupboards, and exposed beam.

Bedroom Three

8' 8" max x 7' 8" max (2.64m max x 2.34m max)
Sash window to the front aspect, central heating radiator, and built in storage cupboard over the door. Exposed beam and brickwork.

Bedroom Four

12' 10" max x 6' 4" max (3.91m max x 1.93m max)
With two sash windows to the front, two central heating radiators, built in storage cupboard, and exposed beam.

House Bathroom

Comprising of a Heritage Bathrooms three piece bathroom suite which includes a bath with taps, and a mains shower over, a wash hand basin, and high level, traditional W.C. Also includes a heated towel rail, central heating radiator, tiling to the walls and floor, skylight window, exposed beam, and an extractor.

Exterior

Externally the property has a lawned garden to the front, mature hedging, stone boundary walling and Yorkshire stone pathways to the front door, set in the centre of the double fronted elevation.

To the rear is an impressive stone walled garden with mature planting, lawn, a Yorkshire stone patio seating area, secure stone built corner shed, Yorkshire stone slab walkways, trellis and railed steps leading to access between the front and rear gardens.

A driveway with off street parking for multiple vehicles leads to the rear garden.

Please Note

Forming part of the development of the gate house to the former Bentleys Brewery, the property is situated in the curtilage of a Grade II listed building. Please speak to the branch for more information.



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Gate House Court, Woodlesford Leeds

- Open House - By Appointment Only
- GUIDE PRICE £525,000 - £550,000
- Exceptional Double Fronted Stone Built Home
- Four Bedrooms
- Two Reception Rooms

Tenure: Freehold EPC Rating: C
Council Tax Band: E

guide price

£525,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGT112086 - 0008

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