

Fenton Avenue, Woodlesford, West Yorkshire, LS26 8WD  
Guide Price £550,000  
Council Tax Band: C



OPEN HOUSE ESTATE AGENTS SOUTH LEEDS are proud to Welcome you to Fenton Avenue - a Wonderful 2 Storey Extended Detached home, nestled in a Quiet and Sought-after Cul De Sac in a sought after suburb of Woodlesford.

This delightful Property boasts Four Bedrooms, 2 of which have En-Suites and one with a Juliet Balcony, 2 Reception Areas, ideal for accommodating family or guests, Large Kitchen Diner with separate Utility, an External Office for those who want privacy working from home, Bar & Jacuzzi Area, along with a large corner plot Garden with a contemporary finish.

This home truly is the perfect place for both relaxation and entertainment, while offering modern amenities. With spacious square footage, there is ample room for both all the family. The property features a Detached Garage and Driveway Parking with EV Charger, making it convenient for those with multiple cars or in need of extra storage space.

Situated in a quiet cul-de-sac, peace and tranquility are guaranteed, providing a serene environment to unwind after a long day. Solar Panels have also been installed to ensure maximum efficiency.

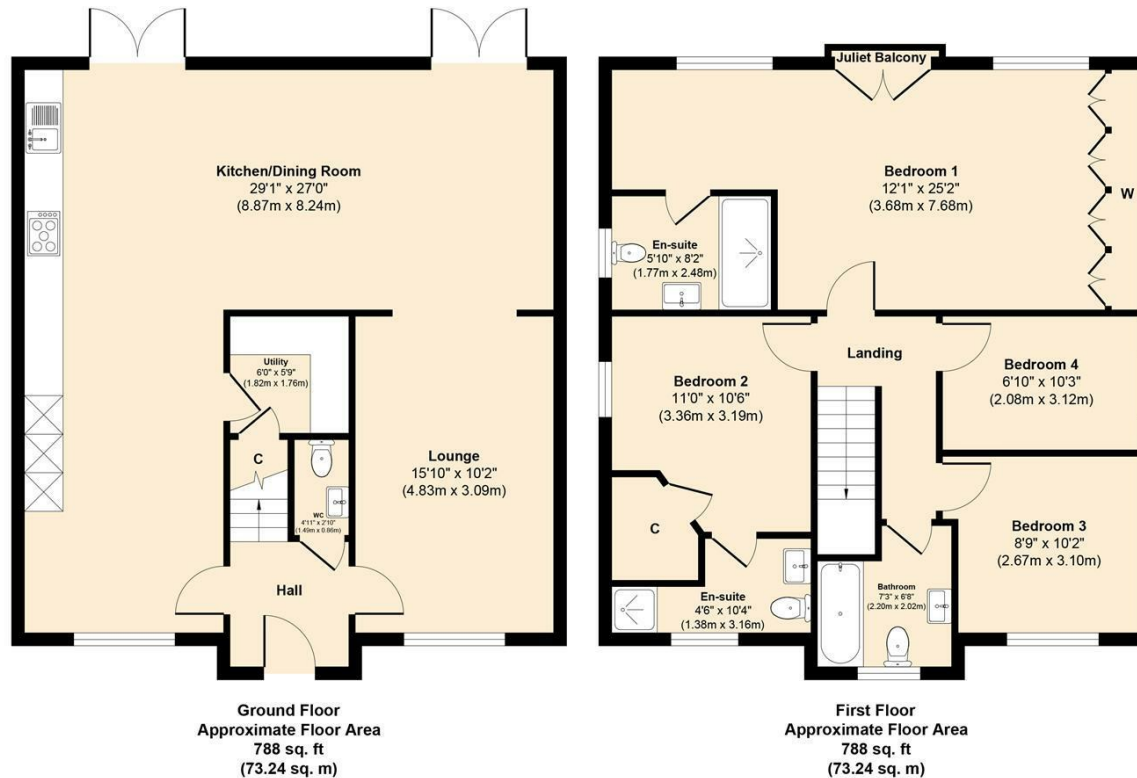
The proximity to Woodlesford Train Station, which is within 10 minute walking distance, adds to the convenience of this location, as well as the main link roads to the M1, M62 and A1, offering easy access to transportation for work or leisure.

This property truly embodies the essence of an ideal Family Home and Entertainment hub, combining practicality with comfort in a desirable neighbourhood.

Don't miss the opportunity to make this extended and wonderfully charming house in Woodlesford your new home sweet home.



Open House Huddersfield



Approx. Gross Internal Floor Area 1,576 sq. ft / 146.48 sq. m.

Illustration for identification purposes only, measurements are approximate and not to scale, unauthorised reproduction is prohibited.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	84
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	