



Spencer.

23, Ledstone Road, Woodseats, S8 0NS

Buy —

a super three bedroomed end terraced house  
with excellent city views to the front

— from *Spencer.*

- End terraced house with front entrance porch
- Living room with city views to the front
- Breakfast kitchen with access on to the rear courtyard tiered garden
- Two bedrooms and bathroom on the first floor
- Attic bedroom with Velux windows
- Position at the head of the cul-de-sac
- No chain
- [What3Words://straw.book.horns](#)
- Council Tax Band A
- EPC Rating - D



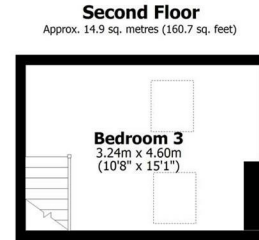
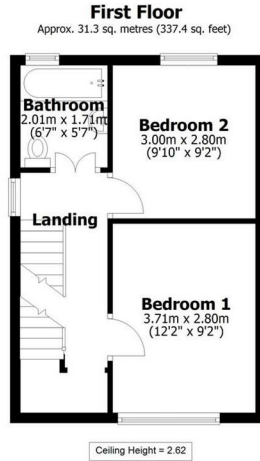
Offers Over

**£225,000**





# Floorplan



Total area: approx. 80.3 sq. metres (864.8 sq. feet)

All measurements are approximate  
Yorkshire EPC & Floor Plans Ltd  
Plan produced using PlanUp.

**23 Ledstone Road**

**Spencer.**

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Viewing: Via the Agents

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