



Hastings Crescent | Airedale | WF10 3EG

£120,000

Three Bedroom Semi-Detached House | Council Tax Band A | EPC Rating D

**Emsleys** | estate agents



\* THREE BEDROOM SEMI-DETACHED HOUSE \* NO CHAIN! \* IN NEED OF FULL MODERNISATION & UPGRADING \* OFF ROAD PARKING \*

Presenting a charming three bedroom semi-detached house, currently listed for sale with NO CHAIN! this property offers a straightforward transaction for buyers eager to start their renovation project promptly. This property, brimming with potential, requires a considered renovation to bring it back to its full glory.

The house boasts three bedrooms, with the master bedroom offering ample space for a double bed. Each room provides an excellent canvas for the new owner to imprint their style and taste. The kitchen is a unique feature of this property, large enough to provide a comfortable breakfast area, if required. This space, though in need of an update, could easily become the heart of the home with a bit of care and attention. The residences lounge is enhanced by a large bay window that lets in an abundance of natural light, creating a warm and inviting living space. This room is the perfect spot to relax and unwind after a busy day.

Outdoors, you'll find a generous garden space, ready for the green-fingered purchaser to make their mark. The property also offers the convenience of private parking, a desirable feature for any homeowner.

#### Porch

Door to:

#### Entrance Vestibule

Tiled flooring, stairs to first floor landing, door to:

#### Lounge 4.04m x 4.22m max (13'3" x 13'10" max )

Double-glazed bay window to front, wall mounted gas fire, radiator, door to:

#### Fitted Kitchen 2.44m max x 5.23m max (8'0" max x 17'2" max )

Range of base and eye level units, stainless steel sink unit, double-glazed window to rear, radiator, tiled flooring, door to under-stairs storage cupboard with wall mounted boiler.

#### Porch

Door to rear garden.

#### Landing

Double-glazed window to side, radiator, door to:

#### Bathroom

Fitted with three piece suite comprising bath, wash hand basin and low-level WC, tiled surround, double-glazed window to rear, radiator.

#### Bedroom 1 3.53m x 2.84m min (11'7" x 9'4" min)

Double-glazed window to front, radiator.

#### Bedroom 2 3.00m x 3.35m max (9'10" x 11'0" max )

Double-glazed window to rear, built-in storage cupboard, radiator, freestanding shower cubicle and wash hand basin.

#### Bedroom 3 2.64m max x 2.31m max (8'8" max x 7'7" max )

Double-glazed window to front, built-in storage cupboard.

#### Outside

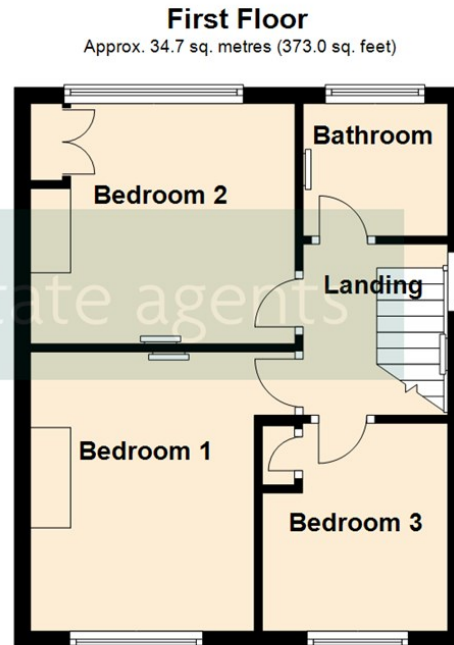
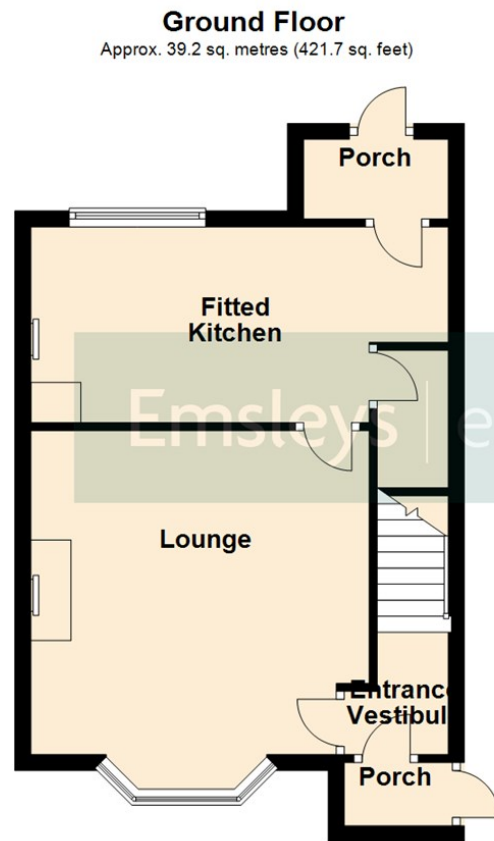
There is a driveway to the front, which leads to a carport and offers off road parking. To the rear, there is an enclosed garden,

#### Agents Note

Please note that the vendors of this property are employees of Emsleys solicitors and estate agents, and therefore declare personal interest.







Total area: approx. 73.8 sq. metres (794.7 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



6 Main Street | Garforth | Leeds | LS25 1EZ

t: 0113 286 4000 [www.emsleysestateagents.co.uk](http://www.emsleysestateagents.co.uk)

**Emsleys** | estate agents