



Brandling Crescent | | LS10 4WH

£250,000

Three bedroom semi detached | EPC B | Council Tax C

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\*\*\*THREE BEDROOM SEMI \*\*\*LARGE REAR GARDEN\*\*\*  
BEAUTIFULLY PRESENTED \*\*\*

This delightful three bedroom semi detached house offers spacious accommodation set over three floors allowing ample space for any growing family.

Briefly comprising of entrance hallway with ground floor W.C, open plan kitchen dining room ideal for entertaining and separate living room positioned to the rear and overlooking the rear garden.

To the first floor there are two good size double bedrooms and the house bathroom along with a useful office space.

The second floor opens up to the master bedroom with ample fitted wardrobes and access to the en-suite shower room.

Outside provides off street parking and a timber gate leads to the larger than average rear garden, with a good side lawn area and paved patio along with a garden shed.

This beautifully presented property is worthy of a viewing, do not miss out and book today.

## Ground Floor

### Entrance Hallway

Giving access to the ground floor W.C, Kitchen dining room and stairs to the first floor.

### WC

Comprising of a low flush W.C, vanity wash hand basin, central heating radiator.

### Kitchen/Dining Room 4.09m x 3.47m (13'5" x 11'5")

A modern and stylish kitchen with ample units and contrasting worktops, integrated oven, hob and extractor over, space for fridge freezer, plumbed for washing machine and dishwasher. Space for dining room suite, central heating radiator and double glazed window.

### Living Room 3.77m x 4.44m (12'4" x 14'7")

A spacious living room with T.V point, double glazed french doors, central heating radiator.

## First Floor

### Landing 3.65m x 1.86m (12'0" x 6'1")

Stairs, door to Storage cupboard.

### Bedroom 2.60m x 4.44m (8'6" x 14'7")

Fitted wardrobes, central heating radiator, double glazed window.

### Bathroom

Comprising of a three piece suite, bath and vanity wash hand basin, low flush W.C central heating radiator and frosted double glazed window.

### Bedroom 2.84m x 2.48m (9'4" x 8'2")

A good size double bedroom with central heating radiator and double glazed window.

### Office 2.69m x 1.86m (8'10" x 6'1")

Having double glazed window and central heating radiator, open stairs to

## Second Floor

### Bedroom 5.65m x 4.44m (18'6" x 14'7")

An impressive master bedroom with ample fitted wardrobes, double glazed window and central heating radiator, door to

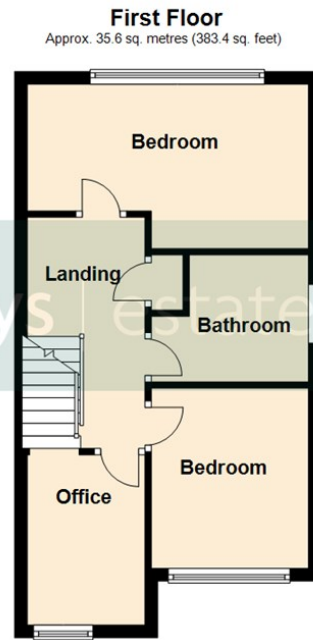
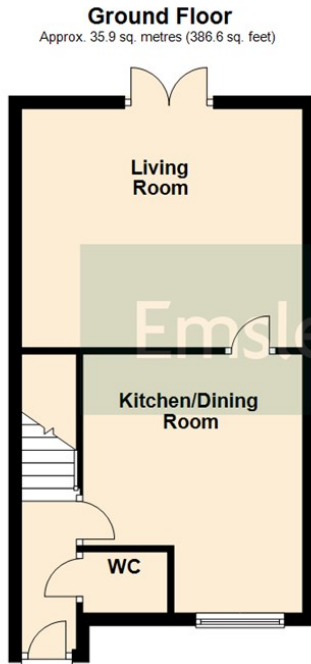
### En-suite Shower Room 2.25m x 2.04m (7'5" x 6'8")

Comprising of a walk in shower unit, vanity wash hand basin and low flush W.C, central heating radiator and velux window

### External

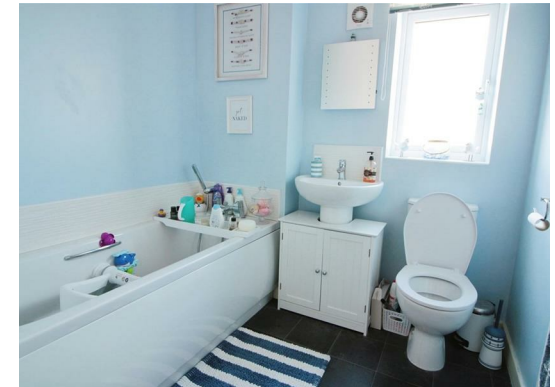
To the front is access to the driveway with parking for two cars. There is a timber gate leading to the rear garden which is mainly lawn with a paved patio. There is an additional garden shed.





Total area: approx. 96.6 sq. metres (1040.0 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.



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