



Kingswear Crescent | Crossgates | LS15 8PB

£325,000

Three bedroom semi-detached | Council Tax Band B | EPC Rating TBC

**Emsleys** | estate agents



\*\*\* EXTENDED SEMI-DETACHED HOUSE. THREE DOUBLE BEDROOMS. EN-SUITE. OPEN-PLAN KITCHEN\*\*\*

Emsleys are delighted to offer for sale this extended well presented family home. Situated in the ever popular district of Whitkirk the house benefits from gas central heating, full wood grain effect PVCu double-glazing, ground floor WC and a master bedroom with an en-suite and dressing area. The property is ideally placed for local primary schools, making it ideal for growing families.

The accommodation briefly comprises; side entrance hall, guest WC, spacious kitchen/diner with a sitting area, living room and a conservatory to the ground floor. To the first floor are three double bedrooms and a family bathroom. To the outside there are well maintained gardens on three sides, a driveway and a garage.

The location is unparalleled being adjacent to fantastic transport links via the M1 motorway networks giving quick and easy access to Wetherby, York or Wakefield. There are good public transport links just a short walk away on the main A63 Selby Road along with a railway station at Crossgates for a quick and smooth commute to LEEDS city centre. Within walking distance there is a new and exciting shopping and leisure complex at 'The Springs' plus Sainsburys supermarket at the ever popular Colton retail park. With Crossgates just a short drive away you will be spoilt for choice with a range of shops, banks, cafes and bars.

Viewing highly recommended to appreciate the standard of accommodation on offer!

## Ground floor

### Front Porch

With a hardwood entry door and is currently used for storage.

### Entrance lobby

PVCu double-glazed door, central heating radiator and a staircase to the first floor.

### Side Entrance Hall

Enter through a PVCu double-glazed door to a spacious

hallway with space and plumbing for a washing machine, wall mounted central heating boiler, cloaks area, tiled floor and double-glazed window to the front elevation.

### Guest WC

Fitted with a low flush WC, vanity wash hand basin, extractor fan and a double-glazed window to the front elevation.

### Kitchen/Diner 4.93m x 5.87m (16'2" x 19'3")

Superb family/social space. Boasting a contemporary kitchen which is open-plan with wood grain effect wall and base units and complementary work surfaces and coloured gloss splash backs with concealed counter lighting. Inset one and half bowl sink and drainer, large pan drawers, pull-out tall larder cupboard, an eye level integrated double oven, induction hob with extractor over and an integrated dishwasher. Space for an 'American style' fridge/freezer. There is ample space for a family dining table and chairs and a sitting area with a TV point. Sliding patio doors open to the rear garden and a further double-glazed window in the sitting area overlooks the rear aspect, tiled flooring and a contemporary radiator.

### Living Room 6.93m x 3.53m (22'9" x 11'7")

A through 'L' shaped lounge with inset contemporary gas fire to the chimney breast, wall light points, central heating radiator, double-glazed window to the front aspect and a PVCu door which opens to;

### Conservatory 3.38m x 2.74m (11'1 x 9'0)

The conservatory has a dwarf wall and a poly-carbonate roof, PVCu double-glazed windows and French doors to the rear garden.

## First floor

### Landing

Access to all first floor rooms and hatch with a pull-down ladder giving access to the roof space.

### Master Bedroom 3.76m x 3.20m (12'4" x 10'6")

A double bedroom with two double-glazed windows to the front and side elevations. T.V point, wall light points, central heating radiator and open to;

### Dressing Area 3.23mx 1.02m (10'7"x 3'4")

Ample room to create storage/shelving as needed.

### En-suite Shower Room 1.14m x 3.22m (3'9" x 10'7")

Fitted with a large fully tiled shower enclosure with a mains fed shower and sliding glass doors, hand wash basin atop a storage unit and a low flush WC. A double-glazed window is placed to the rear elevation, extractor fan and a ladder style central heating radiator.

### Bedroom 2 3.58m x 3.28m (11'9" x 10'9)

A double bedroom with a double-glazed window overlooking the front garden, central heating radiator and a bulk head storage area providing storage and hanging rail.

### Bedroom 3 3.53m x 2.62m (11'7" x 8'7")

A third double bedroom with a central heating radiator and a double-glazed window overlooking the rear garden.

### Bathroom 2.31m x 1.75m (7'7" x 5'9")

A modern bathroom with fully tiled walls and floor. Comprising; a 'P' shaped bath with a shower over, wash hand basin atop a storage unit, a low flush WC, chrome central heated towel warmer and an extractor fan.

## Exterior

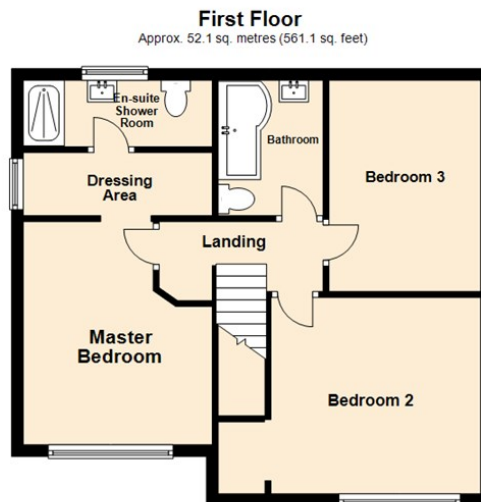
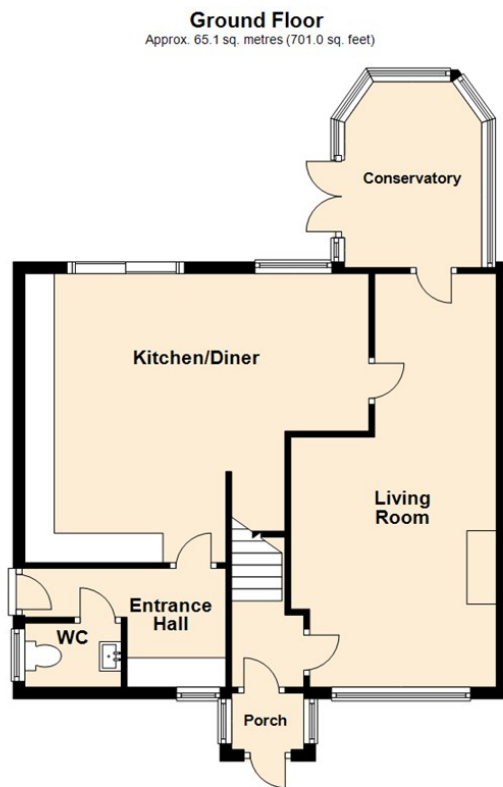
The property sits on a good sized corner plot. The front garden has a lawned area with flower bed borders and a boundary hedge. The garden continues to the side where there is a further lawn and a driveway providing off-road parking. The driveway leads to the sectional garage and to the rear garden which has a seating area laid with 'astro turf' and a further raised lawn again with flower bed borders.

## Directions

From our Crossgates office on Austhorpe Road head east past Manston Park and turn right onto Austhorpe Lane. Continue over the bridge and to the top of the hill, continue around the bend and stay right when the road becomes Whitkirk Lane. Take the next right turn onto Kingswear crescent where the property can be found immediately on the right hand side indicated by the Emsleys for sale board.

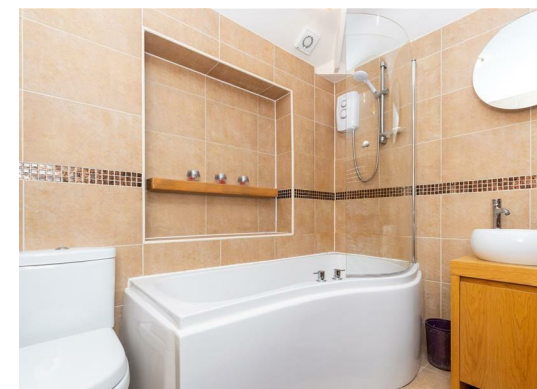






Total area: approx. 117.2 sq. metres (1262.1 sq. feet)

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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