



Kelmscott Green | Crossgates | LS15 8LG

£257,500

Three bedroom semi-detached house | Council Tax Band C | EPC rating D

Emsleys | estate agents

*** PRICE WAS £275,000 PRICE NOW £265,000 SAVING £10,000 *** CALL NOW TO BOOK YOUR VIEWING!***

*** BEAUTIFULLY PRESENTED SEMI-DETACHED OVERLOOKING LARGE PUBLIC GREEN - MUST BE SEEN!***

This wonderful semi-detached property offers ready to go accommodation to a variety of buyers. The property is beautifully presented and maintained and offers a private south-facing garden - could be a perfect sun trap.

The accommodation briefly comprises; entrance hall, ground floor WC, lounge, dining room and kitchen. To the first floor there are two spacious double bedrooms, a single bedroom and a modern shower room. Outside to the front of the property, there is a driveway giving off-road parking and to the rear is a south-facing garden.

Situated in a sought after location in Crossgates with Manston Park just a short walk away. The property is conveniently placed for 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 Pendas Way along with a railway station at Crossgates for a quick and smooth commute to LEEDS city centre. There is a new and exciting shopping and leisure complex at 'The Springs' close by PLUS Crossgates shopping district which offers a wide range of shops, banks, cafes, bars and restaurants.

Viewing is highly recommended to appreciate the standard of accommodation on offer.

Ground Floor

Entrance Hall

Entry is through a hardwood door, the floor is laid with wood grain effect laminate flooring and there is a central heating radiator. A useful cloaks cupboards provides space for coats and shoes and a staircase rises to the first floor.

Ground floor WC

Fitted with a white corner hand wash basin, low flush WC and a window to the front.

Living Room 5.08m x 3.58m (16'8" x 11'9")

A beautifully decorated, spacious and light living room with a feature fireplace which has a timber surround incorporating an electric fireplace. A central heating radiator, dado rail, coving to the ceiling and a double-glazed window overlooking the front garden and local green.

Dining Room 3.15m x 2.67m (10'4 x 8'9)

Accessed from the living room through hardwood glazed double doors, there is ample space for a family sized dining table and chair, dado rail, coving to the ceiling, central heating radiator and a double-glazed window overlooking the rear garden.

Kitchen 2.64m x 2.26m (8'8 x 7'5)

The kitchen is fitted with a range of shaker style wall and base units with butcher block-style work surfaces over and complementary splashback tiling. There is a one and a half bowl stainless steel sink with side drainer and mixer tap over which sits in front of the double-glazed window overlooking the rear garden. Integrated cooking appliances include an eye-level double electric oven and a gas hob with an extractor hood over. Plumbed space for a washing machine and space for a tall fridge/freezer. A hardwood entry door gives direct access to the driveway.

First Floor

Landing

Giving access to all first floor rooms and a double-glazed window to the side elevation.

Bedroom 1 4.39m x 3.96m (14'5 x 13'0")

A spacious double bedroom with ample space for storage or wardrobes. Central heating radiator, coving to the ceiling, t.v point plus a double-glazed window overlooking the front garden and local green beyond.

Bedroom 2 3.68m x 3.18m (12'1" x 10'5")

A second double bedroom with a central heating radiator and a double-glazed window placed to the rear elevation.

Bedroom 3 2.67m x 2.34m (8'9 x 7'8)

A single bedroom with fitted robes providing useful storage space and hanging rails. A double-glazed window

overlooks the rear garden and there is a central heating radiator.

Shower Room

This modern example of a shower room is fully tiled in modern ceramics and comprises;- walk-in shower enclosure with sliding doors, a low flush WC and hand wash basin with vanity storage. Ladder style central heating radiator and a double-glazed window to the front. A useful storage cupboard provides space for linens and towels. A loft hatch with pull-down ladder gives access to the roof space which is part-boarded for storage purposes.

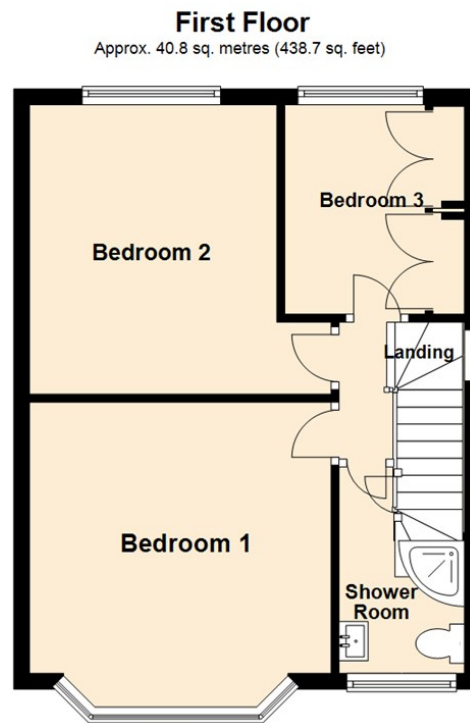
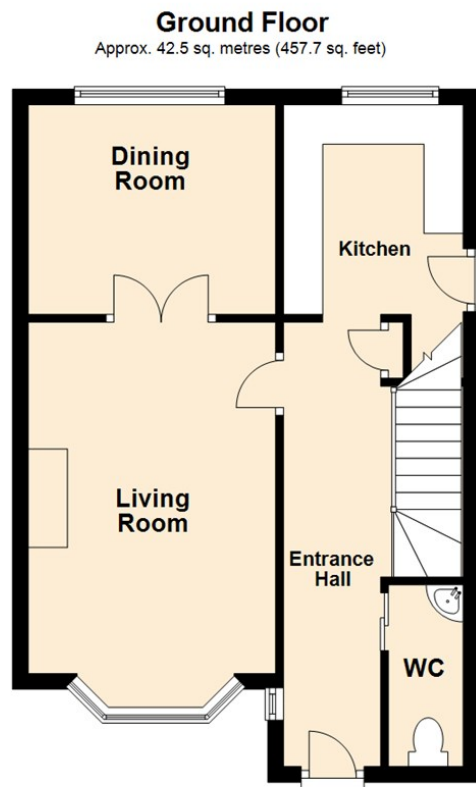
Exterior

The front of the property overlooks a lovely public green space - ideal for pets or children. Entry is through wrought-iron double gates which lead to the off-road parking. The block-paved driveway continues to the side and leads to the rear garden which is south-facing - could be a real sun trap! There is a block-paved seating area, lawn with flower bed borders and a storage shed.

Directions

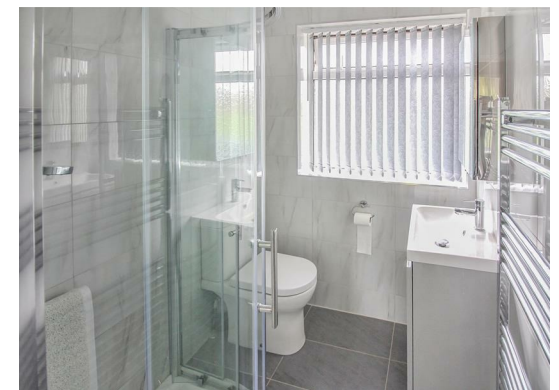
From the Crossgates office, proceed east along Austhorpe Road and past The Barnbow public house to the mini-roundabout turning left into Pendas Way. Proceed until you pass the shops on the left then take the second left turn into Kelmscott Green where the house can be found on the left hand side and indicated by the Emsleys For Sale board.





Total area: approx. 83.3 sq. metres (896.4 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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