



Kelmscott Gardens | Crossgates | LS15 8HL

£199,995

Two bedroom semi-detached bungalow | Council Tax Band C | EPC Rating C

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\*\*\*TWO BEDROOM SEMI-DETACHED BUNGALOW - QUIET CUL-DE-SAC LOCATION & NO CHAIN \*\*\*

This two bedroom bungalow comes to the market in immaculate condition but does need a degree of modernisation. The property is in a cul-de-sac and has the benefit of being close to local amenities and the local park - perfect for pet owners or grandchildren! There is PVCu double-glazing, gas central heating and a sun room.

The accommodation briefly comprises; sun room, fitted dining/kitchen, living room, inner hall with a storage cupboard, two double bedrooms, one with fitted robes and a shower room. Outside, to the front, is a garden with a driveway offering off-road parking which in turn leads to a garage and a rear garden with a lawn and patio.

Conveniently placed, the property is just a short drive from 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.

## Ground Floor

### Sun Room 1.60m x 2.93m (5'3" x 9'7")

Enter to the property through a PVCu double-glazed entry door. The sun room is laid with wood grain effect laminate flooring, has a poly-carbonate roof and is a lovely place to sit and enjoy views of the garden.

### Kitchen/Dining Room 3.25m x 2.97m (10'8" x 9'9")

Fitted with a range of oak base and eye level units with contrasting worktop space over a n d complementary splashback tiling. There is a stainless steel sink unit with side drainer and mixer tap, built-under electric oven and gas hob with an extractor hood over, plumbing for an automatic washing machine and space for an under-counter fridge and freezer. The room has a double-glazed window overlooking the rear garden and ample room for a family dining table and chairs. In addition there is a

central heating radiator, wall mounted gas fire and a useful storage cupboard housing the 'Worcester Bosch' boiler and fuse board.

### Inner Hallway 1.75m x 1.51m (5'9" x 4'11")

Cupboard providing useful storage for smaller household appliances.

### Living Room 4.01m x 3.56m (13'2" x 11'8")

A bright and airy room with a feature marble fireplace incorporating an electric heater. Having coving to the ceiling, a central heating radiator and three double-glazed windows, two placed to the side elevation and the other overlooking the front garden.

### Bedroom 1 3.96m x 3.05m (13'0" x 10'0")

A very spacious double bedroom fitted with a range of wardrobes providing hanging rails, shelves and storage across one wall with a matching vanity table.. There is a central heating radiator and a double-glazed window overlooking the front garden.

### Bedroom 2 2.34m x 2.82m (7'8" x 9'3")

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

### Shower Room 1.75m x 1.98m (5'9" x 6'6")

The shower room is fitted with a three piece suite which comprises; a walk-in shower cubicle with an electric shower, wash hand basin inset to vanity storage and a concealed cistern WC. The shower room is fully tiled with ceramics and has a central heating radiator and a double-glazed window to the side.

## Exterior

The property is accessed via a block-paved driveway which provides off-road parking for multiple vehicles, there is a low maintenance gravelled garden with shrubs to the front and a boundary wall with feature wrought-iron railings and matching driveway gates. The driveway continues to the side of the bungalow and leads to the sectional garage which has a remote controlled roller door, power and light. The rear garden has a patio seating area, a well tended lawn and flower beds.

## Directions

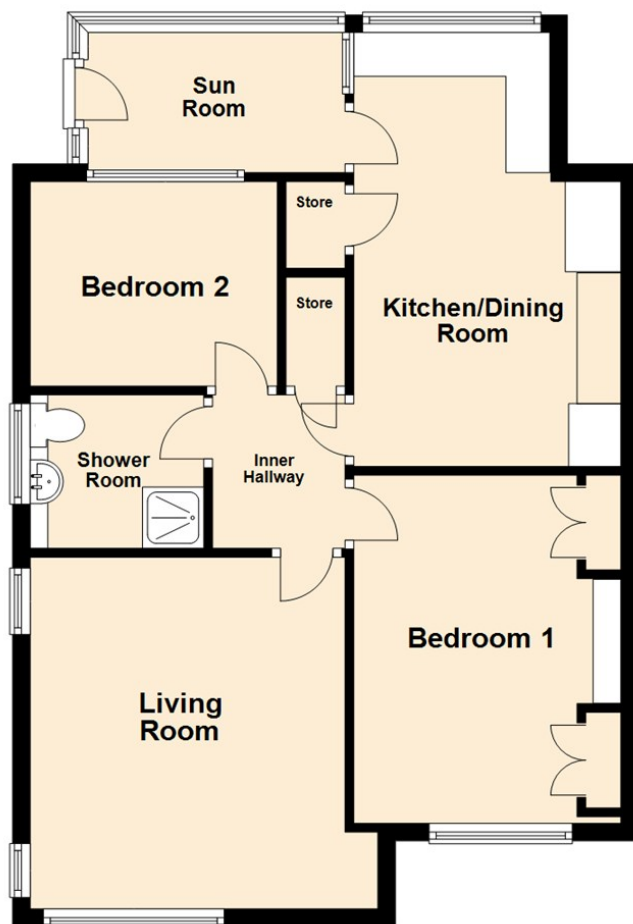
From the Crossgates office, proceed east along Austhorpe Road past the park and turn left onto Pendas Way at the mini-roundabout. Continue along Pendas Way taking the fourth turning left onto Kelmscott Avenue and then turn first left into Kelmscott Gardens where the property can be found on the right hand side.





### Ground Floor

Approx. 61.2 sq. metres (658.3 sq. feet)



Total area: approx. 61.2 sq. metres (658.3 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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