



Kennerleigh Crescent | Crossgates | LS15 8RS

£280,000

Two bedroom detached bungalow | Council tax band D | EPC rating D

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\*\*\*\*\* JANUARY SALE - WAS £300,000 NOW £280,000\*\*\*\*\*

A RARE OPPORTUNITY \* DETACHED BUNGALOW \* LARGE PLOT \* MODERNISED THROUGHOUT \* NO CHAIN

This detached bungalow (being one of only a handful of detached properties) within this very popular residential estate lies on a large plot which would lend itself to an extension or development (subject to planning). Having undergone a programme of improvements recently, the property now offers a modern kitchen with an island unit, a modern four piece bathroom suite with a rainfall shower plus a replacement boiler and radiators (2022), Only by viewing, will any discerning buyer appreciate the size and standard of both the plot and accommodation.

The accommodation briefly comprises; entrance hall, spacious lounge with bow window, two double bedrooms and a bathroom. Outside the gardens extend to all aspects with a driveway and double sectional garage. The property offers gas central heating and double-glazing.

This is a popular estate and properties can sell very quickly when they come onto the market. The location is ideal for all the local amenities found in Crossgates shopping centre including, shops, banks, post office and a railway station which gives easy and quick access to Leeds city centre.

## Ground floor

### Entrance hall

Enter through a composite entrance door, having a central heating radiator and access to the loft space and ground floor rooms.

### Living Room 4.19m x 3.58m (13'9" x 11'9")

A spacious living room flooded with natural light through the large double-glazed bow window. A feature focal fire surround, two large central heating radiators and coving to the ceiling.

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

Fitted with a new modern kitchen in navy with high and low level units and a matching breakfast island. There is under

counter space for a washing machine and over a ceramic one and a half bowl sink with side drainer and mixer tap which sits in front of a large window offering panoramic views of the garden. Cooking appliances include a built-in eye level electric oven and a stainless steel gas hob with five burners. A tall storage cupboard conceals the 'Ideal' central heating boiler (installed in May 2022), there is also room for an extra wide Amercian style fridge/freezer is so desired. Double-glazed windows are placed to the side and rear elevations and there is a central heating radiator. A PVCu double-glazed door opens to the side.

### Bedroom 1 3.96m x 3.58m (13'0" x 11'9")

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

### Bedroom 2 2.67m x 2.67m (8'9" x 8'9")

The second bedroom has a double-glazed window placed to the front and a central heating radiator.

### Bathroom

Recently installed the modern four piece suite comprises;- panelled double-ended bath, a walk-in shower enclosure with mains fed thermostatic bar 'rainfall' shower and fitted bathroom furniture with a concealed cistern WC and hand wash basin inset to a vanity storage cupboard. Chrome heated towel rail, fully laminated walls and ceiling with spotlights and a frosted double-glazed window.

### Exterior

The bungalow has gardens to all sides, mainly laid to lawn with a variety of planted shrubs and fruit trees. There are double driveway gates to one side which give access to a driveway which in turn leads to a double sectional garage which has power and light and a greenhouse.

### Directions

From the Crossgates office, proceed along Austhorpe Road, turning right onto the continuation of Austhorpe Road and over the bridge. Proceed along turning right onto Kingswear Crescent. Proceed taking the second turning on the right hand side onto Kennerleigh Crescent and continue to the end where number 49 can be seen on the left hand side indicated by the For Sale board.



## Ground Floor

Approx. 63.2 sq. metres (680.1 sq. feet)



Total area: approx. 63.2 sq. metres (680.1 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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