



South Parkway | Seacroft | LS14 6ZD

£230,000

Three bedroom semi-detached house | Council tax band B | EPC rating B

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*** WAS £240,000 REDUCED TO £230,000 * THREE BEDROOM SEMI-DETACHED HOUSE * MASTER WITH EN-SUITE * SOLAR PANELS * AMPLE PARKING ***

This beautifully presented three bedroom semi-detached built in 2020 offers solar panels, an electric vehicle charging point, plus all those finishing details that you don't get when buying through a developer, such as tiling, floor coverings and landscaping.

The accommodation briefly comprises to the ground floor; - entrance hall, fitted dining/kitchen, guest WC and a spacious living room with French windows to the rear garden. To the first floor there is the family bathroom plus three bedrooms (the master having an en-suite shower room). To the exterior is an open-plan garden with a driveway for multiple cars to the front and to the rear an enclosed garden with an elevated decked seating area.

The location is conveniently placed for commuters requiring access to Leeds, Wetherby and York, with main arterial roads providing access to surrounding districts and motorway networks, including the A1/M1 link Road. The A64 offers routes to the shopping centres available at Killingbeck and Seacroft which has a bus station and there are a wealth of amenities available at Crossgates including a local railway station.

Viewing is highly recommended to appreciate the size of the accommodation on offer. This property offers fantastic value for money and is perfect for a family or first time buyer alike.

Ground floor

Entrance hall

Composite entrance door, central heating radiator and a staircase to the first floor.

Kitchen/Diner 3.66m x 3.48m (12'0" x 11'5")

Fitted with white wall and base units with contrasting work surfaces over, integral gas hob with an extractor hood over, electric oven, space for a tall fridge/freezer, plumbed space for a washing machine and dishwasher or dryer. An inset sink unit with side drainer and mixer tap is placed in front of the PVCu double-glazed window overlooking the

front. The floor is laid with vinyl flooring, there is a central heating radiator and a useful under stair store cupboard providing storage space for household items.

WC

Having a two piece suite which comprises; low level WC and hand wash basin, central heating radiator and an extractor fan.

Living Room 3.56m x 4.45m (11'8" x 14'7")

A light and spacious living room with a central heating radiator and PVCu double-glazed French windows giving immediate access to the rear garden.

First Floor

Landing

Central heating radiator and loft hatch providing access to the roof space.

Bedroom 1 3.35m x 3.48m (11'0" x 11'5")

The master is a double bedroom with a PVCu double-glazed window overlooking the front, central heating radiator and a bulk head fixture cupboard providing useful storage space and a door leads to;-

En-suite Shower Room

Offering a walk-in fully tiled shower cubicle with a glass door and mains fed thermostatic bar shower, a pedestal hand wash basin and low level WC. Appropriate splashback tiling, central heating radiator and a PVCu double-glazed window to the front elevation.

Bedroom 2 3.20m x 2.54m (10'6" x 8'4")

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

Bedroom 3 2.26m x 1.75m (7'5" x 5'9")

Used currently as an office but being a good sized single bedroom with a central heating radiator and a PVCu double-glazed window overlooking the rear garden.

Bathroom 1.63m x 2.42m (5'4" x 7'11")

Fitted with a white three piece suite which comprises; panelled bath with glass screen and shower over, pedestal hand wash basin and a low level WC. Full height grey

ceramic tiling to the bathing area, central heating radiator, extractor fan and a PVCu double-glazed window to the side elevation.

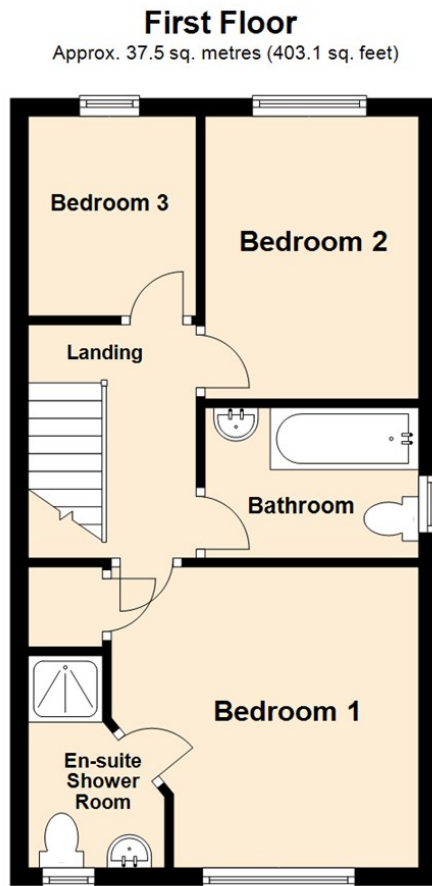
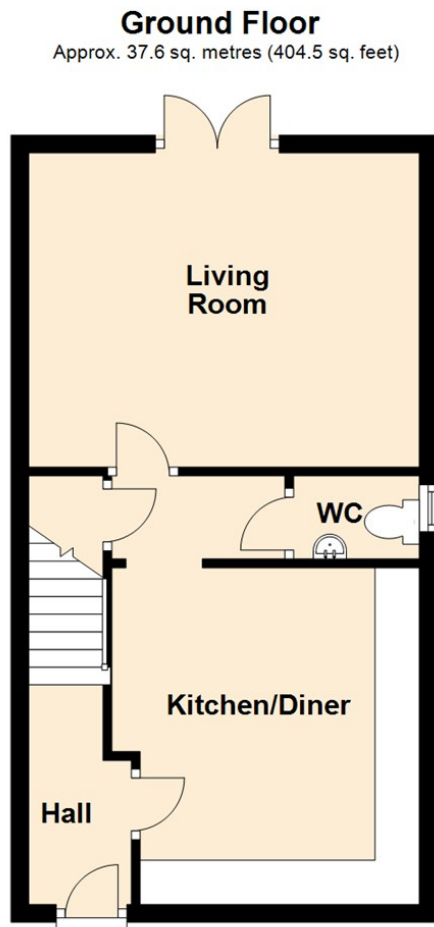
Exterior

The property offers an open-plan lawned garden to the front with a large driveway allowing parking for multiple cars and having an electric vehicle charging point. The rear garden is fully enclosed with a timber boundary fence and an access gate to the side where there is a useful area to house a shed/storage plus an outside water supply. The rear garden is of a good size and offers a patio seating area adjacent to the house, lawn and an elevated decked seating area.

Directions

From our Crossgates office on Austhorpe Road head west and at the end of the road turn right onto Ring Road. Head straight on taking the second exit at the roundabout staying on Ring Road. At the next roundabout head straight on again taking the second exit. Take the first left onto Stocks Approach and at the end T-junction turn right onto Old York Road. Take the immediate left turn onto South Parkway. Head down the hill past the shops on the right then turn first right into Parkway Vale and left at the end to re-join South Parkway. The house can be found on the right hand side and identified by our Emsleys for sale board.





Total area: approx. 75.0 sq. metres (807.7 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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