



Kingswear Crescent | Crossgates | LS15 8NF

£225,000

Two bedroom bungalow | Council Tax Band C | EPC rating D

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*** TWO BEDROOMED BUNGALOW * WELL MAINTAINED *
GREAT LOCATION * OFFERING SCOPE FOR IMPROVEMENT

Close to local amenities this well presented bungalow comes to the market in excellent condition. This particular plot offers generous off-road parking which is rare on the estate. Having added a conservatory to the rear to enjoys views of the garden, the property is a must see and comes with the benefit of full PVCu double-glazing and gas central heating.

The accommodation briefly comprises: Dining kitchen, inner hallway, shower room, spacious lounge with a large bay window, master bedroom with fitted wardrobes and a second good sized bedroom. To the outside are low maintenance gardens to both the front and rear with ample off-road parking on the large driveway and a garage.

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

Ground floor

Living Room 4.47m x 3.53m (14'8" x 11'7")

A spacious room with a feature fireplace which incorporates a gas fire. There are wall light points, two central heating radiators and a large PVCu bay window overlooking the front garden which floods the room with light.

Kitchen/Diner 4.60m x 2.57m (15'1" x 8'5")

Fitted with some wall and base units with work surfaces over. There is a stainless steel sink with a side drainer, a cooker point, space and plumbing for a washing machine and space for a breakfast table and chairs. Space for a tall fridge/freezer and a fixture pantry cupboard. Central heating radiator. A large double-glazed window overlooks the rear garden and a further window above the sink is placed to the side elevation.

Conservatory 2.77m x 2.46m (9'1" x 8'1")

A lovely room to sit and enjoy views of the garden. The conservatory has a low wall, PVCu double-glazed window and French doors which open onto the garden.

Bedroom 1 4.60m x 3.07m (15'1" x 10'1")

With sliding patio doors giving access to the conservatory, central heating radiator and extensive fitted wardrobes providing storage and hanging rails with matching headboard and bedside tables.

Bedroom 2 2.75m x 3.07m (9'0" x 10'1")

With a built-in wardrobe providing storage and hanging rail, central heating radiator and a double-glazed window looking out to the front garden.

Shower Room 2.54m x 1.63m (8'4" x 5'4")

A modern fully tiled bathroom with fitted bathroom furniture which incorporates a concealed cistern WC and hand wash basin with vanity storage. Separate walk-in shower enclosure with mains fed shower, a ladder style central heating radiator, concealed central heating boiler and a double-glazed window placed to the side elevation.

Exterior

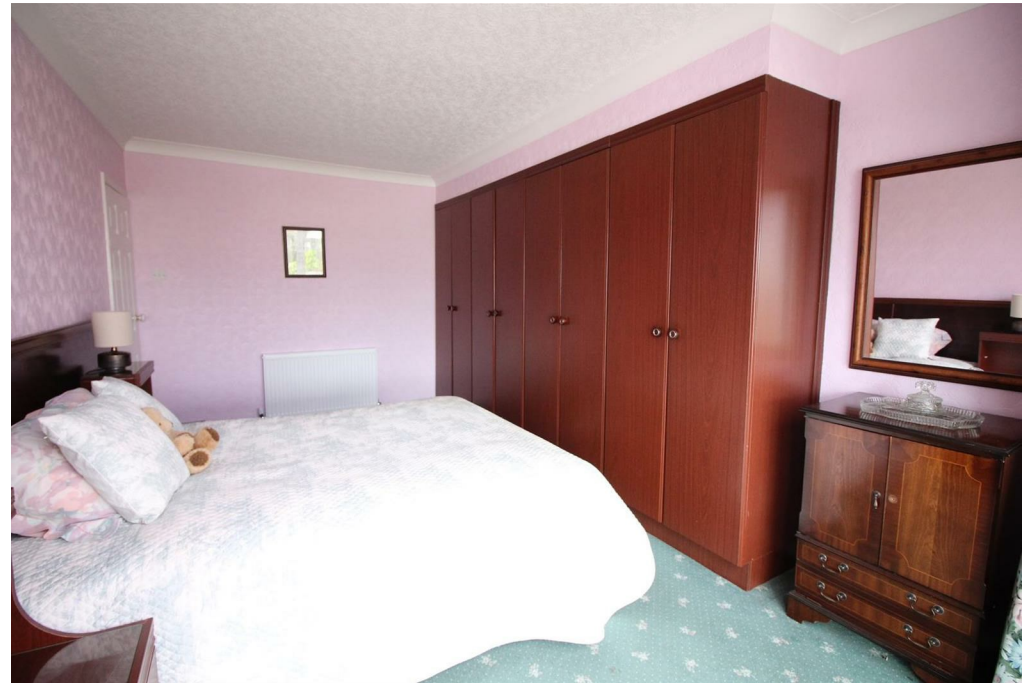
The front garden provides a low maintenance area with raised beds planted with shrubs, boundary wall with wrought-iron gates which open to a large paved driveway providing ample off-road parking. The driveway in turn leads to the detached garage. To the rear the garden is again low maintenance with some planted shrubs, artificial lawned areas and two paved patio seating areas to both the top and bottom of the garden to hopefully enjoy the sun.

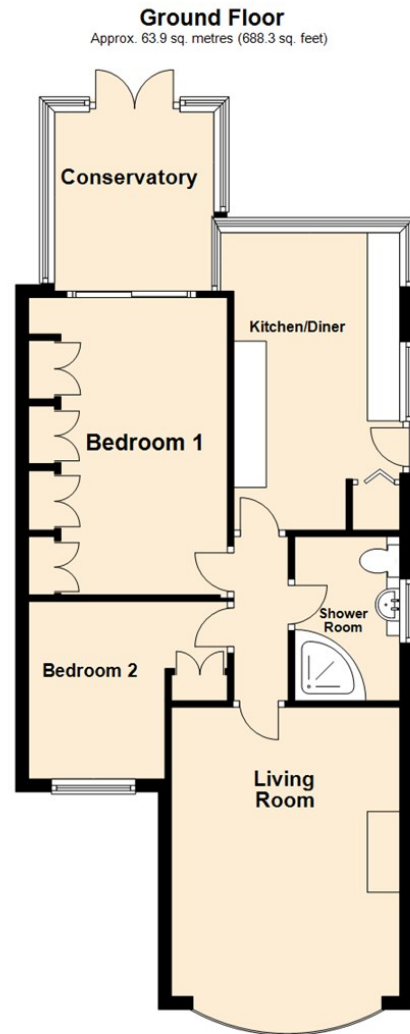
Directions

From the Crossgates office, proceed to the traffic lights, and turn left onto Station Road. Proceed onto Halton Ring Road, turning left onto Kingswear Parade. At the end of the road, turn right onto Kingswear Crescent where the property can be found on the left hand side.

Agents note

Please be aware the sale of this property is subject to granted probate which the seller informs us has been applied for.





Total area: approx. 63.9 sq. metres (688.3 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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