



Austhorpe Drive | Austhorpe | LS15 8QG

£240,000

Three bedroom semi-detached house | Council Tax Band C | EPC Rating E

Emsleys | estate agents

***** WAS £260,000 NOW £249,950 *****

**** FABULOUS LOCATION. CLOSE TO 'THE SPRINGS' AT THORPE PARK. LOTS OF POTENTIAL***

This example of a traditional semi-detached home sits in the ever popular district of Austhorpe on the east side of Leeds. Situated in a 'no through road' location, just a stones throw from local woodland and bridle paths, yet within easy distance of local amenities and retail complexes. The property does require a degree of modernisation but does offer gas central heating, partial double-glazing, a wet room and a fitted kitchen.

The accommodation briefly comprises to the ground floor; entrance porch, hallway, guest WC, living room, dining room, kitchen and a utility room to the ground floor. To the first floor are two double bedrooms, a single bedroom and the house bathroom. Outside are enclosed gardens to the front and rear, a garage and a driveway.

The location is unparalleled - close to excellent schools being adjacent to fantastic 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 the main A63 Selby Road along with a railway station at Crossgates for a quick and smooth commute to LEEDS city centre. Within walking distance there is the new and exciting shopping and leisure complex at 'The Springs' which has a cinema and M&S Food store. There is also Sainsburys supermarket at the ever popular Colton retail park and with Crossgates just a short drive away you will be spoilt for choice with a range of shops, banks, cafes and bars.

This home has to be viewed to be appreciated both the size and location!

Ground Floor

Entrance Porch

Enter through PVCu double-glazed French doors - a useful space for pets or pushchairs.

Entrance Hall

With a staircase rising to the first floor, window to the front, central heating radiator and an under stair storage area.

Living Room 2.95m x 3.56m (9'8" x 11'8")

A traditional lounge with a focal fireplace with electric fire. Built-in storage to both chimney breast recesses, dado rail, coving to the ceiling, wall light points, central heating radiator and a PVCu double-glazed bay window placed to the front.

Dining Room 3.66m x 3.56m (12'0" x 11'8")

A spacious room with a focal fireplace, coving to the ceiling, central heating radiator and a PVCu double-glazed window overlooking the rear garden.

Kitchen 3.66m x 2.31m (12'0" x 7'7")

A galley style kitchen fitted with a good range of white gloss wall and base units with contrasting work surfaces over. Inset stainless steel sink with side drainer and mixer tap placed in front of a window to the side elevation. Stainless steel gas hob with splashback, eye-level electric oven, tall larder units, wall mounted central heating boiler and a tall fridge/freezer. A timber glazed door opens to:-

Guest WC

A modern addition half tiled with a low level WC, hand wash basin, window to the side and an extractor fan.

Utility Room 1.74m x 2.82m (5'9" x 9'3")

Fitted with base units and counter tops to both sides with a plumbed space for a washing machine and dryer. The seller has informed us the washer and dryer will be left in place.

First floor

Landing

With a window to the side and three built-in storage cupboards.

Bedroom 1 2.97m x 3.58m (9'9" x 11'9")

A double bedroom overlooking the front with a central heating radiator and a single-glazed window.

Bedroom 2 3.58m x 3.05m (11'9" x 10'0")

A second double bedroom with built-in storage cupboards, central heating radiator and a single-glazed window overlooking the rear garden.

Bedroom 3 2.01m x 2.44m (6'7" x 8'0")

A single bedroom with a bulk head storage cupboard and shelving, central heating radiator and a single-glazed window to the front.

Wet Room

Adapted for mobility needs, the fully tiled wet room provides a shower area, a pedestal hand wash basin, central heating radiator and a single-glazed window to the rear.

WC

With low flush WC and a single-glazed window to the rear.

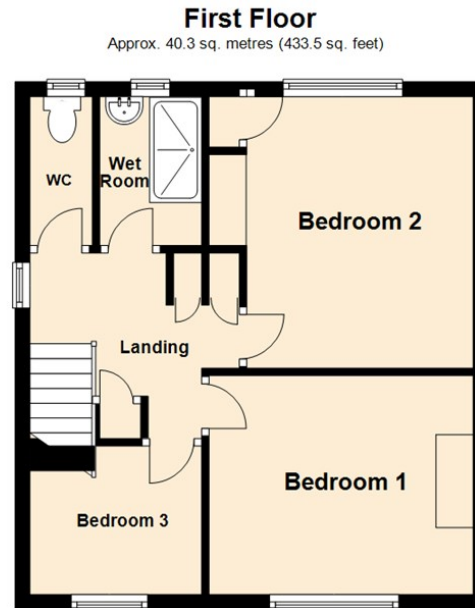
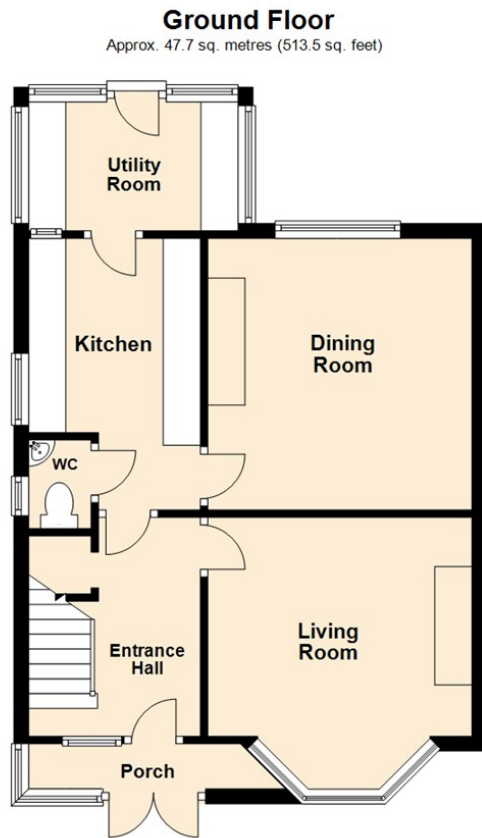
Exterior

The property is access to the front where there is a small lawn, boundary hedge and off-road parking provided by a 'crazy-paved' driveway. The driveway continues to the side and leads to a sectional garage which has an up-and-over door. The rear garden is enclosed and offers a paved patio area, lawn and mature borders stocked well with flowering shrubs and trees and a greenhouse.

Directions

Leave Crossgates on Station Road and follow the road towards Colton roundabout. At the roundabout continue straight over and continue taking the fifth left turn into Austhorpe Drive. Continue to the end where the property can be found on the left hand side identified by the Emsleys for sale board.





Total area: approx. 88.0 sq. metres (947.0 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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