



Ravensworth Close | Pendas Fields | LS15 8UU

£305,000

Three bedroom detached bungalow | Council Tax Band D | EPC rating D

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*** THREE BEDROOM DETACHED BUNGALOW. IN NEED OF MODERNISATION BUT VERY WELL MAINTAINED. NO ONWARD CHAIN***

Placed at the head of a cul-de-sac in the ever popular Pendas Fields, this spacious bungalow offers well maintained accommodation with PVCu double-glazing and gas central heating. Offering an opportunity to modernise to your own taste the bungalow sits on a good sized plot with gardens to both the front and rear along with a detached brick-built garage and ample parking.

The accommodation briefly comprises to the ground floor; entrance hall, spacious living room, fitted kitchen, three bedrooms, bathroom and separate WC.

The location is close 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 Smeaton Approach and a railway station at Crossgates for a quick and smooth commute to LEEDS city centre. Crossgates shopping district is a short distance away and offers a wide range of shops, banks, cafes, bars and restaurants PLUS the new and exciting shopping and leisure complex at 'The Springs' complete with an Odeon cinema, M&S Food Hall & Next and much more just a five minute car ride away.

Ground Floor

Entrance Hall

Enter the property through a composite door to the entrance hall which offers a central heating radiator and fixture cloaks cupboard.

Lounge/Dining Room 5.79m x 4.60m (19'0" x 15'1")

A spacious reception room which can be easily zoned into living and dining areas. A feature fireplace to one wall incorporates a living flame gas fire with a marble hearth. The room offers a built-in bar area, two central heating radiators, dado rail and coving to the ceiling.

Kitchen 2.59m x 3.76m (8'6" x 12'4")

Fitted with a range of white wall and base units with roll top work surfaces over which incorporate a stainless steel

sink with side drainer. Built under electric oven with a gas hob and extractor hood over, space and plumbing for a washing machine and dryer and space for an under counter fridge. Central heating radiator and double-glazed window overlooking the front garden and an entrance door opening to the driveway.

Inner Hall

The inner hall has two fixture storage cupboards, one of which houses the central heating boiler, the other providing useful space for utility items.

Bedroom 1 4.47m x 2.87m (14'8" x 9'5")

A double bedroom with fitted wardrobes to one wall with mirror fronted sliding doors, a double-glazed window overlooking the rear garden and a central heating radiator.

Bedroom 2 3.40m x 2.97m (11'2" x 9'9")

A second double bedroom (currently used as a formal dining room) with a double-glazed window and a central heating radiator.

Bedroom 3 3.40m x 2.36m (11'2" x 7'9")

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

WC

Fitted with a low flush WC and a vanity hand wash basin inset to storage cupboards.

Bathroom

Fitted with a coloured suite which comprises;- panelled bath with a mixer tap shower attachment and a pedestal hand wash basin. Central heating radiator and a double-glazed window.

Exterior

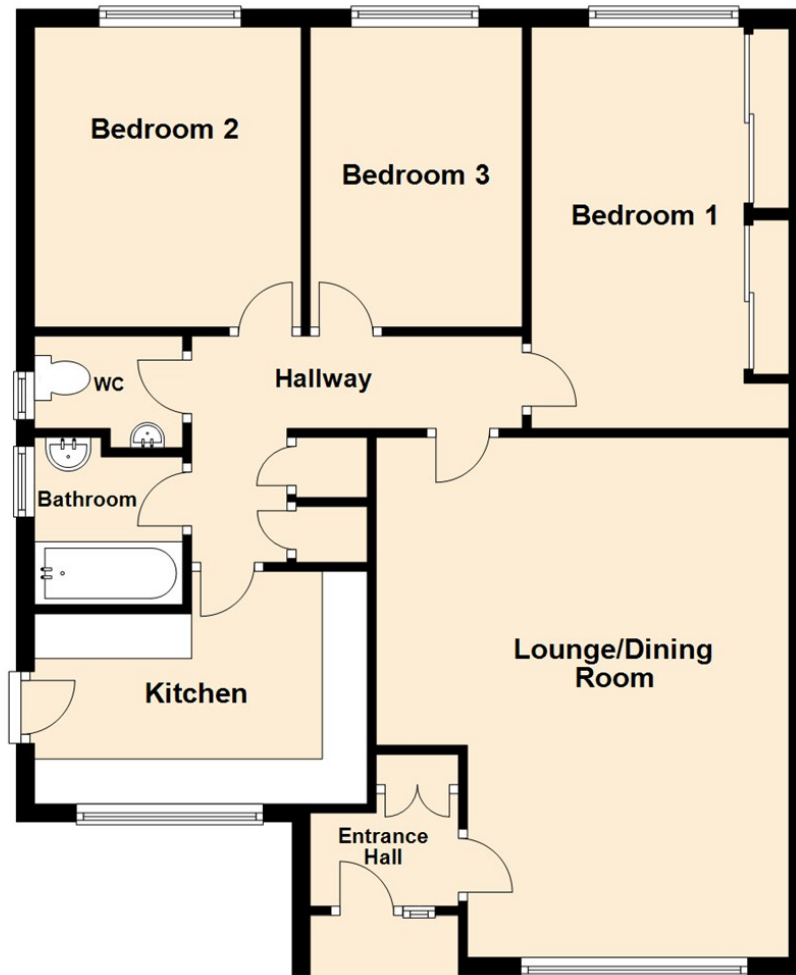
The property is accessed at the front where there is a large lawned area and a block-paved driveway providing off-road parking for multiple vehicles. The driveway extends to the side of the house leading to a detached brick-built garage with a pitched tiled roof, power, light and an up-and-over door. The rear garden is a good size and is mainly laid to lawn with boundary hedging.

Directions

From our Crossgates office continue forward onto Manston Lane. Turn left onto Sandreas Way then right onto Smeaton Approach. Take the third turning left onto Ravensworth Way and immediately left into Ravensworth Close where the property can be found on the left hand side identified by our Emsleys For Sale board.



Ground Floor



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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