



Kelmscott Gardens | Crossgates | LS15 8HL

£285,000

3 Bedroom Semi-detached bungalow | Council tax band C | EPC rating D

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*****EXTENDED THREE BEDROOM SEMI-DETACHED BUNGALOW
- FLEXIBLE ACCOMMODATION WITH OPEN-PLAN LIVING *****

This three bedroom semi-detached bungalow has been fully extended and renovated by the current owner and offers flexible accommodation. Having created a fabulous open-plan living/dining/kitchen area with bi-fold doors to the rear and converted the roof space to provide an extra bedroom. Any discerning buyer will be impressed with the size and flexibility of this property.

The accommodation briefly comprises; open-plan living/dining/kitchen, guest WC, utility area and two double bedrooms to the ground floor (one currently used as a sitting room) and a double bedroom with storage space to the first floor. Outside, to the front, is a low maintenance garden with a driveway offering off-road parking which in turn leads to a sectional garage and a fully enclosed rear garden.

Conveniently placed, the property is just a short drive from 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 Pendas Way along with a railway station at Crossgates for a quick and smooth commute to LEEDS city centre. There is a new and exciting shopping and leisure complex at 'The Springs' close by, PLUS Crossgates shopping district which offers a wide range of shops, banks, cafes, bars and restaurants.

Ground Floor

Guest WC

Fitted with a low flush WC and pedestal hand wash basin.

Open-plan living/kitchen/diner 6.55m x 2.34m (21'6 x 7'8)

Enter through a double-glazed entry door with an integrated blind into a fabulous open-plan living/dining kitchen. This social space has two large bi-fold doors, again with integrated blinds, that connect the space to the rear garden. Ample fitted white gloss wall and base units with a matching island and having solid wood work surfaces over. Integrated appliances include oven, hob, fridge/freezer and dishwasher. To the side elevation is a

utility area with a stainless steel sink and counter top along with space and plumbing for a washing machine. To the opposing side is space for lounge furniture and an oak staircase rises to the first floor.

Bedroom 1 3.91m x 3.51m (12'10 x 11'6)

A spacious double bedroom flooded with light from the dual aspect windows overlooking the front and side elevations. There is a TV point and the floor is laid with wood grain effect 'Amtico' flooring.

Sitting room/Bedroom 2 3.91m x 3.15m (12'10 x 10'4)

Formerly a double bedroom and now used as a sitting room with a t.v point, central heating radiator and a double-glazed window overlooking the front garden.

Bathroom

Complete luxury! The wet room now offers an 1800mm double ended bath with an integrated smart TV and wi-fi, a rainfall shower with an additional hand held attachment, a 'floating' sink and concealed cistern WC. The walls are fully tiled in porcelain and the floor has been laid with 'micro concrete' (often used in swimming pools). There is a bespoke glass sliding door, extractor fan and a double-glazed window to the side.

First Floor

Bedroom 3

A double bedroom with three 'Velux' windows and an under eaves storage area to the gable end.

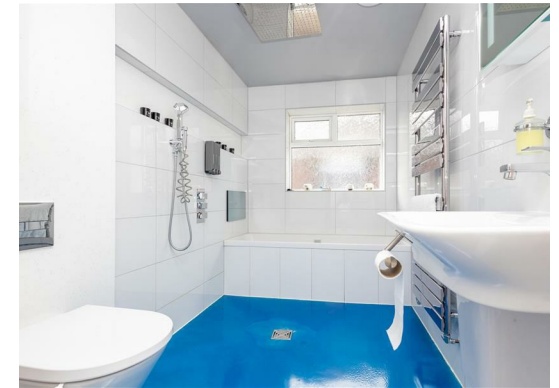
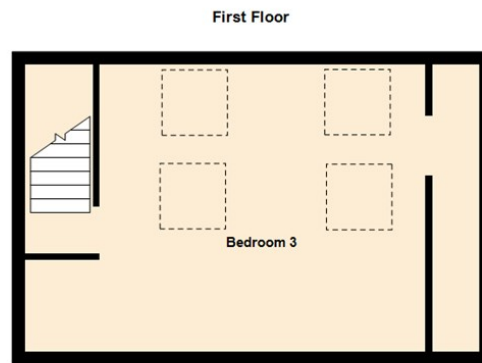
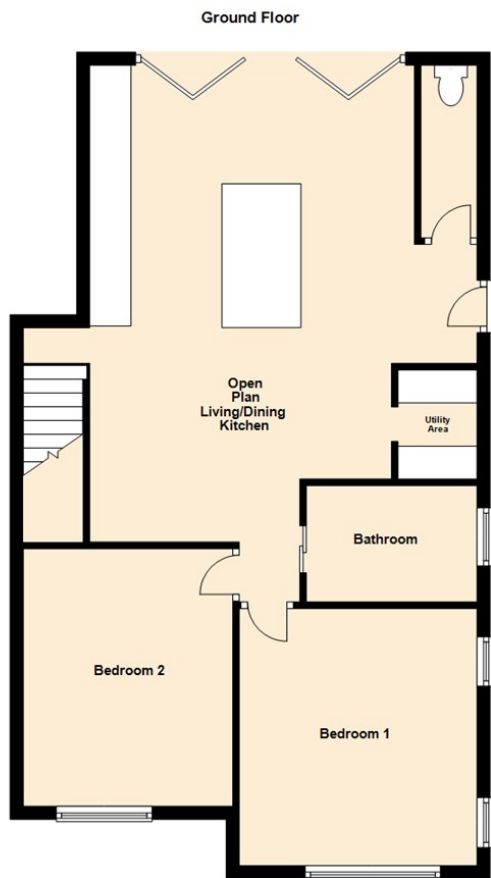
Exterior

To the front there is a low maintenance garden with off-road parking for two cars. The rear garden is fully enclosed and laid with 'astro-turf' with a water feature and pond. A sectional garage provides storage with power and light.

Directions

From the Crossgates office, proceed east along Austhorpe Road past the park and turn left onto Pendas Way at the mini-roundabout. Continue along Pendas Way taking the fourth turning left onto Kelmscott Avenue and then turn first left into Kelmscott Grove where No. 9 can be found on the left hand side.





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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