



Church Lane | Crossgates | LS15 8BD

£450,000

Six bedroom semi-detached | Council Tax Band E | EPC rating D

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*** FABULOUS LARGER SEMI-DETACHED HOUSE * SIX BEDROOMS * TWO BATHROOMS * MUST BE VIEWED ***

Upon entering this immaculate larger style semi-detached property, you will immediately notice the high ceilings and stunning original stained glass door and windows, adding a touch of elegance to the interior. The spacious reception rooms provide ample space for relaxation and entertainment, with three reception rooms available. The modern kitchen is fitted with integrated appliances, allowing you to prepare delicious meals to enjoy in the dining space provided, perfect for family meals and gatherings. Moving upstairs, you will find six bedrooms over two floors (each floor with a full bathroom) offering plenty of space for a growing family, ensuring that the morning rush is a breeze.

Outside, the property boasts a well-maintained garden, providing a tranquil space to unwind and enjoy the outdoors. The property also comes with a garage and parking facilities, ensuring that there is ample space for your vehicles.

The location is unsurpassed for convenience to local shops, banks and facilities within the Crossgates shopping centre and further afield at The Springs and Colton retail parks. The area has excellent public transport links with local bus routes and Crossgates railway station within walking distance giving easy access to Leeds city centre. Also ideal for commuters with easy access to the M1 North motorway network and main arterial roads such as the A64, A6120 Ring Road and A63.

Viewing is essential to appreciate the standard and size of the accommodation on offer.

Ground floor

Entrance Porch

PVCu double-glazed windows and an entry door open to a useful area, perfect for muddy shoes, pushchairs or pets! The current owners use the porch as a small utility area as there is space and plumbing for a washing machine and dryer.

Entrance Hall

Enter through the beautiful original stained glass door with matching side window. Two central heating radiators give you a warm welcome and there is under stair storage, wood panelling and coving to the ceiling.

Living Room 4.88m x 4.67m (16'0" x 15'4")

The living room is flooded with natural light through a large double-glazed box bay window which has stained glass leaded lights to match the originals in the hallway. Laid with solid wood flooring there is a feature marble fireplace incorporating a coal effect living flame gas fire, two central heating radiators and wall light points. High ceilings and original coving and mouldings give the room charm and elegance.

Sitting Room 4.50m x 3.58m (14'9" x 11'9")

A second reception room offering lots of space for a sitting area or a more formal dining room. A feature fire surround houses a multi-fuel log burner, there are original mouldings, coving to the ceiling and a central heating radiator.

Kitchen/Diner 2.64m x 6.53m (8'8" x 21'5")

A fabulous addition providing a good range of classic shaker style wall and base units with roll top work surfaces over. Integrated appliances include an eye-level double electric oven, separate gas hob with modern extractor hood, a tall fridge/freezer and a dishwasher. An inset one and a half bowl stainless steel sink with side drainer and mixer tap sits under a double-glazed window overlooking the rear garden. One end of the room has space to accommodate a family sized dining table and chairs, flooded with light from a 'Velux' window, there is also direct access to the rear garden through the double-glazed French doors.

Breakfast Room 3.42m x 3.23m (11'3" x 10'7")

Enter through a PVCu double-glazed door to the breakfast room where you will find an original cast-iron Victorian cooking range, no longer in working order, but a lovely original feature that takes you back in time. Fitted recessed cupboards provide extra storage, central heating radiator and double-glazed window to the side.

Guest WC

Fully tiled and fitted with a close-coupled w.c and hand wash basin with a central heating radiator and window to the side elevation.

First floor

Landing

With a double-glazed window to the side elevation, central heating radiator and a useful storage cupboard providing space for linens and towels.

Bedroom 1 3.99m x 4.34m (13'1" x 14'3")

A spacious double bedroom with deep fitted wardrobes providing hanging and storage to the chimney breast recesses. Original cast-iron and tiled fireplace, central heating radiator and a double-glazed window overlooking the front garden and street.

Bedroom 2 4.47m x 3.58m (14'8" x 11'9")

A second large double bedroom again with fitted wardrobes to the chimney breast recesses, central heating radiator and a double-glazed window overlooking the rear garden.

Bedroom 5 2.36m x 2.46m (7'9" x 8'1")

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

Bathroom

A lovely family sized bathroom with a four piece white suite which comprises; panelled bath with mixer tap with shower attachment, a

walk-in quadrant shower enclosure with mains fed 'rainfall' shower, a close coupled WC and a pedestal hand wash basin. Large ladder style towel warmer and two double-glazed windows placed to the rear and side elevations.

Second floor

Landing

With a double-glazed window to the side elevation.

Bedroom 3 4.31m x 3.67m (14'2" x 12'0")

A third double bedroom with a double-glazed window to the rear aspect. TV aerial point and a central heating radiator.

Bedroom 4 2.51m x 4.03m (8'3" x 13'3")

A fourth double bedroom with built-in wardrobes, central heating radiator, 'Velux' window and an under eaves storage cupboard.

Bedroom 6 2.51m x 2.64m (8'3" x 8'8")

A single bedroom with a built-in wardrobe, 'Velux' window and a central heating radiator.

Bathroom 3.07m x 2.59m (10'1" x 8'6")

A beautiful bathroom with marble effect tiling to both the floor and walls - a real wow factor. The second bathroom offers a panelled bath with mixer tap shower attachment, a walk-in double shower enclosure with an electric shower, a close coupled w.c and a vanity hand wash basin. Spotlights to the ceiling, a double-glazed window to the rear and large ladder style heated towel rail.

Exterior

The property is accessed to the front where there is a small lawn, boundary wall with railings and a block-paved driveway providing space for two cars. The driveway continues to the side and leads to the detached brick-built garage which has an up-and-over door, power and light. The rear garden is laid to lawn with flower bed borders and enjoys a patio seating area and security lighting.

Directions

From the Crossgates office, proceed along Austhorpe Road and take the first left turn onto Church Lane where number 26 can be found on the right hand side and indicated by the Emsleys For Sale board.





Total area: approx. 187.1 sq. metres (2014.4 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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