



Sandbed Court | Crossgates | LS15 8JJ

£170,000

Three bedroom mid townhouse | Council Tax Band B | EPC rating D

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***** THREE BEDROOM MID TOWN HOUSE IN NEED OF MODERNISATION WITH NO CHAIN *****

This mid town house is a fantastic opportunity for those looking to create their perfect home. Although it needs modernising, this provides an excellent opportunity for buyers to put their own touch on the property and truly make it their own.

With a spacious lounge/diner this property could offer a cosy space to relax and entertain guests. The versatile layout allows for easy customisation and adaptation to suit your needs. The well-maintained garden can provide a peaceful retreat, ideal for outdoor activities and relaxation. Additionally, the property features a garage 'en-bloc', perfect for secure parking or storage. The property boasts three bedrooms (two with fitted storage) offering ample space for families or couples.

In brief the accommodation comprises; entrance vestibule, living/dining room and kitchen to the ground floor. To the first floor are three bedrooms and a family bathroom. Outside there are enclosed gardens to the front and rear and permit on-street parking with a garage 'en-bloc'.

Located in a highly desirable area, this property offers excellent amenities within walking distance at Crossgates shopping centre. Nearby schools provide a great educational environment for families. The beautiful nearby parks offer ample opportunities for outdoor activities and leisurely strolls. Being adjacent to fantastic transport links via the M1 motorway networks giving quick and easy access to Wetherby, York or Wakefield. A short drive away there is a the new and exciting shopping and leisure complex at 'The Springs' which is complete with an Odeon cinema and M&S Food Hall.

Ground floor

Hall

Entry is through a double-glazed PVCu door, central heating radiator and laid with wood grain effect laminate flooring. A staircase rises to the first floor.

Lounge/Dining area 7.98m x 3.40m max (26'2" x 11'2" max)

'L-Shaped'

A spacious through living/dining area with a focal point fireplace incorporating a gas fire, central heating radiator and double-glazed windows to both the front and rear elevations.

Kitchen 3.07m x 2.14m (10'1" x 7'0")

The kitchen is in need of refurbishment, but is fitted with wall and base units with work top surfaces over. There is a cooker point, a composite sink with drainer and mixer tap, a plumbed space for a washing machine and a wall mounted central heating boiler. A useful under stair storage cupboard provides room for household utilities. A double-glazed window and door opens to the rear garden.

First Floor

Landing

With a loft hatch giving access to the roof space.

Bedroom 1 4.85m x 2.72m (15'11" x 8'11")

A double bedroom with built-in wardrobes to two walls providing hanging rails and useful storage space, central heating radiator and a window overlooking the front garden.

Bedroom 2 3.56m x 2.72m (11'8" x 8'11")

A second double bedroom again with a built-in wardrobe and storage, central heating radiator and a double-glazed window placed to the rear elevation.

Bedroom 3 2.98m x 1.83m (9'9" x 6'0")

A good sized single bedroom with fixture shelving, central heating radiator and a double-glazed window placed to the front.

Shower Room 2.13m x 1.75m (7'0" x 5'9")

The room is fully tiled and fitted with a large shower enclosure with a mains fed shower, a pedestal hand wash basin and a low flush WC. There is a central heating radiator and a window placed to the rear elevation.

Exterior

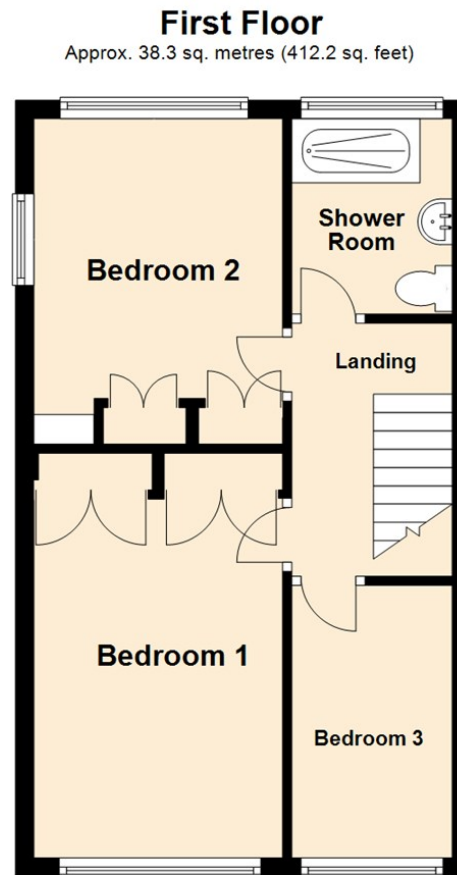
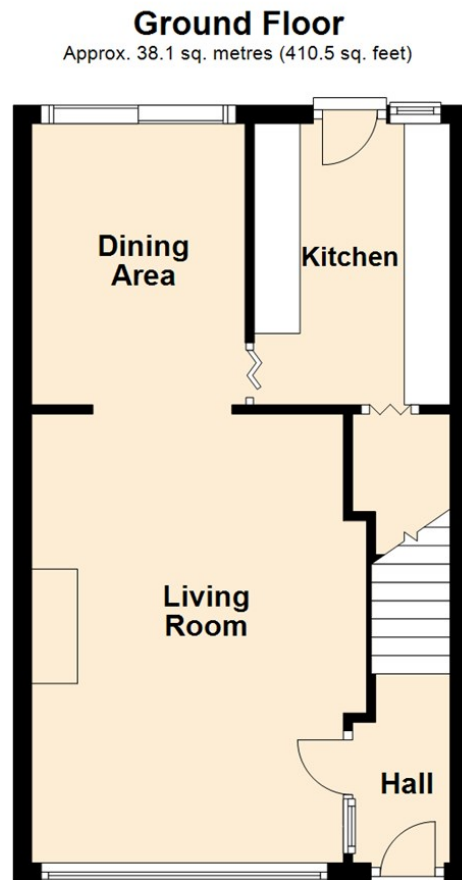
The property is accessed to the front where there is a smart

artificial lawn with flower bed borders and a hand gate. To the rear is an enclosed paved garden, planted borders and a garden shed. We are informed by the sellers that there is a garage 'en-bloc' at the end of the row. Our agency staff can direct you to the garage.

Directions

From the Crossgates office, proceed along Austhorpe Road and turn left onto Church Lane. Proceed, passing the church on the right hand side, turn right onto Sandbed Lane. Continue along taking the first left hand turn into Sandbed Court where the property can be found on the right hand side and identified by our Emsleys For Sale board.





Total area: approx. 76.4 sq. metres (822.7 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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