



Richardson Crescent | Osmondthorpe | LS9 9BH £190,000

Dormer style semi-detached | Council Tax Band A | EPC rating TBC

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***DORMER STYLE SEMI-DETACHED. SPACIOUS LIVING ROOM. FITTED DINING/KITCHEN. OFF-ROAD PARKING ***

This well maintained semi-detached property, located in a sought-after area, is now available for sale. The house offers ready to move into accommodation making it an attractive option for families and couples looking for a comfortable home.

With three bedrooms, this property offers ample space for a growing family or those in need of an extra room. The well-maintained kitchen is perfect for preparing delicious meals, and the spacious reception room provides a welcoming space to relax and entertain guests.

Situated conveniently close to the city centre, this home benefits from excellent public transport links and a variety of local amenities, ensuring that residents have everything they need within easy reach. Conveniently placed for commuters requiring access to the centre of Leeds with main arterial roads providing access to surrounding districts and motorway networks including the A64. This offers routes both to the city centre and to more local shopping districts at Killingbeck, Halton and Crossgates. The area is also conveniently placed for St James Hospital.

Viewing is highly recommended, to appreciate the standard of accommodation on offer!

Ground Floor

Entrance Hall

Entry through a PVCu double-glazed door to a spacious hallway with a central heating radiator.

Living room 15'3" x 10'9"

A large living room with a central heating radiator and a double-glazed window overlooking the front garden.

Dining/kitchen 11'0" x 12'3"

Fitted with a good range of white gloss fronted wall and base units with contrasting work surfaces over incorporating a composite sink with side drainer and mixer tap. A built under electric oven with stainless steel gas hob and chimney style extractor hood over, space and plumbing for a washing machine and a tall larder

cupboard housing the central heating boiler. Ample room for a dining table and chairs, central heating radiator and a double-glazed window overlooking the rear garden.

Bedroom 3 2.67m x 2.51m (8'9" x 8'3")

A third bedroom with a central heating radiator and a double-glazed window placed to the front.

If a third bedroom is not required this would make an ideal work from home study or a dining room.

Bathroom 1.63m x 2.03m (5'4" x 6'8")

The bathroom is fitted with a white three-piece suite which comprises; a 'P'-shaped bath with mixer tap shower attachment and glass screen over, a pedestal hand wash basin and low flush WC. Central heating radiator and double-glazed window to the rear.

First Floor

Landing

With a double-glazed window to the side elevation.

Bedroom 1 4.98m x 3.10m (16'4" x 10'2")

A large double bedroom with a central heating radiator and a dormer double-glazed window placed to the front.

Bedroom 2 3.10m x 2.77m (10'2" x 9'1")

A second double bedroom with a central heating radiator and a dormer style double-glazed window to the front aspect.

Exterior

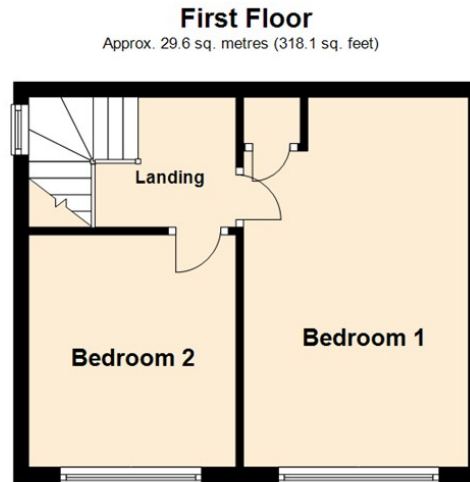
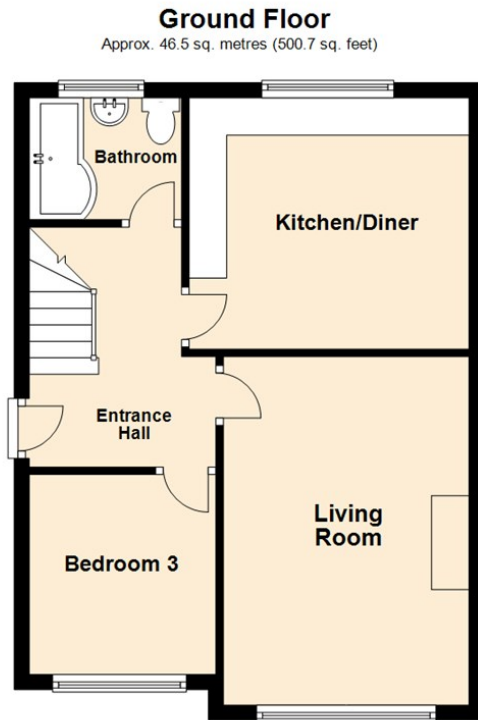
To the front is a smaller garden laid to lawn with double wrought-iron gates opening to the driveway which provides off-road parking. The side of the house is enclosed and leads to the rear garden which is mainly laid to lawn with a decked seating area.

Directions

From the Crossgates office, proceed along Austhorpe Road, and at the traffic lights turn right and then the first exit at the roundabout onto Crossgates Road. Proceed along, following the road around to the left onto the A64. Proceed along, passing Asda on the right hand side, and continue to the large junction. Proceed ahead to the junction with Osmondthorpe Lane and turn left. Proceed along, turning

right onto Richardson Road then left in Richardson Crescent where the property can be found on the right hand side indicated by the Emsleys For Sale board.





Total area: approx. 76.1 sq. metres (818.8 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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