



Manston Crescent | Crossgates | LS15 8QZ

£260,000

Three bedroom semi-detached house | Council Tax Band C | EPC rating D

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***THREE BEDROOM SEMI-DETACHED HOUSE. POPULAR LOCATION. CLOSE TO AMENITIES ***

This family home situated in one of the most popular areas in central Crossgates offers well appointed accommodation. The property has been well maintained and offers ready to move into accommodation with the benefit of PVCu double-glazing, gas central heating, a conservatory and a delightful rear garden!

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 giving a fast and easy commute to Leeds city centre within walking distance. Also ideal for commuters is the easy access to the M1 North motorway network and main arterial roads such as the A64, A6120 Ring Road and A63.

The accommodation briefly comprises; spacious entrance hall, living room, dining room, kitchen and conservatory to the ground floor. To the first floor are three bedrooms and a house bathroom. To the outside there is off-road parking and gardens to the front and rear.

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

Ground floor

Entrance Porch

Enter through a PVCu double-glazed entry door, an ideal place to kick off muddy wellies or store pushchairs.

Entrance Hall

Entry from the porch to this spacious entrance hall which has a central heating radiator and useful under stair storage cupboards.

Living Room 4.19m x 3.66m (13'9" x 12'0")

A light and spacious reception room with a feature fireplace with a pine surround and marble hearth and having an electric fire. A central heating radiator and a PVCu double-glazed bay window overlooking the front garden. An archway opens to:-

Dining Room 2.34m x 3.22m (7'8" x 10'7")

Entry from the living room with ample space for a family dining table and chairs, central heating radiator and a sliding patio door giving access to:-

Conservatory 2.64m x 3.45m (8'8" x 11'4")

A timber framed conservatory with a poly-carbonate roof and PVCu double-glazed French windows giving immediate access to the rear garden.

Kitchen 3.28m x 2.01m (10'9" x 6'7")

Fitted with a range of shaker style white wall and base units with contrasting roll top work surfaces over. Inset composite sink with drainer and mixer tap, cooker point, plumbing for a washing machine and space for a tall fridge/freezer. Central heating and two double-glazed windows to the rear and side elevations.

First floor

Landing

Window to the side elevation and a loft hatch with a pull-down ladder giving access to the loft room.

Bedroom 1 3.28m x 3.16m (10'9" x 10'4")

A spacious double bedroom with sliding door wardrobes to one wall, a central heating radiator and a double-glazed bay window overlooking the front garden.

Bedroom 2 3.33m x 3.15m (10'11" x 10'4")

A second double bedroom again with fitted wardrobes and over bed storage to one wall, a double-glazed window overlooking the rear garden and a central heating radiator.

Bedroom 3 2.44m x 2.06m (8'0" x 6'9")

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

Shower Room

Half tiled and fitted with a corner shower enclosure, a pedestal wash hand basin and low flush WC. A useful fixture corner cupboard provides space for linens and towels and houses the central heating boiler. Two windows to the side and rear and a large ladder style heated towel rail.

Loft space 4.42m x 4.37m (14'6" x 14'4")

A useful storage space with potential for full conversion to create more bedroom or living space (subject to planning consents).

Exterior

To the front, the property has a smaller lawned garden with flower bed borders, off-road parking via a block-paved driveway and boundary wall. The driveway continues to the side and is enclosed with wrought-iron gates and covered with a car port. This in turn leads to a larger style sectional garage which has an electric door, power and light. The rear garden is a true delight and offers an artificial lawn, ornamental raised flower beds and a fish pond, along with storage areas and a tool shed to the rear.

Directions

From the Crossgates office, proceed along Austhorpe Road and right into Tranquility Avenue, turn left into Manston Crescent and proceed along where the property can be found on the left hand side indicated by the Emsleys For Sale board.





Total area: approx. 102.4 sq. metres (1102.7 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.



35 Austhorpe Road | Crossgates | Leeds | LS15 8BA
t: 0113 284 0120 | www.emsleysestateagents.co.uk

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