



Well Garth | Crossgates | LS15 7HQ

£220,000

Extended semi-detached house | Council Tax Band B | EPC rating TBC

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*** EXTENDED SEMI-DETACHED CLOSE TO LOCAL AMENITIES WITH THREE DOUBLE BEDROOMS!***

Situated in a sought-after location, this charming semi-detached property is now available for sale. Ideal for families looking to create their dream home, this property offers ample potential as it requires modernising to unleash its true beauty. Boasting an extended layout, this home features two spacious reception rooms and three double bedrooms and is within walking distance of Crossgates shopping district and railway station.

The property briefly comprises: entrance porch, entrance hall, living room, dining room and an extended kitchen to the ground floor. To the first floor are three double bedrooms and the house bathroom. Outside there are well-maintained gardens to the front and rear with a garage and driveway for two or three cars.

Located nearby are excellent public transport links, schools and local amenities, this property offers a perfect blend of suburban tranquility and urban convenience. Whether you are looking to renovate and add value or simply move in and enjoy, this property presents a fantastic opportunity to create a bespoke family home tailored to your preferences.

Ground floor

Porch

Of PVCu double-glazed construction - a perfect place to kick off muddy shoes or store pushchairs!

Entrance Hall

A larger style entrance hall with a useful under stair storage cupboard.

Living Room 3.45m x 3.71m (11'4" x 12'2")

Having a double-glazed bay window offering a commanding view of the front garden, central heating radiator and a feature stone fireplace incorporating a gas fire.

Dining Room 3.68m x 3.56m (12'1" x 11'8")

A second spacious reception room open to the kitchen area and having a central heating radiator and PVCu French

windows which open to the lean-to and rear garden beyond.

Kitchen 5.54m x 2.68m (18'2" x 8'10")

Fitted with a range of wall and base units in a wood grain effect finish with contrasting work surface over. Inset stainless steel sink with side drainer and mixer tap, built-in eye level double electric oven, stainless steel gas hob with extractor hood over and plumbed space for a washing machine. Two double-glazed windows overlook the rear garden and a PVCu double-glazed door opens to the driveway.

Lean-to 2.54m x 2.74m (8'4" x 9'0")

Of timber construction with doors to the rear garden and a poly-carbonate roof.

First floor

Landing

With a double-glazed window to the side elevation and a storage bulk-head cupboard - ideal for storing linens and towels etc.

Bedroom 1 3.45m x 3.48m (11'4" x 11'5")

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

Bedroom 2 3.71m x 3.48m (12'2" x 11'5")

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

Bedroom 3 5.01m x 2.46m (16'5" x 8'1")

Extended to create a third double bedroom with a double-glazed window to the rear, a central heating radiator and a built-in cupboard houses the central heating boiler.

Bathroom 2.31m x 2.13m (7'7" x 7'0")

Fitted with a white three piece suite which comprises;- panelled bath, walk-in shower enclosure, low flush w.c and a pedestal hand wash basin. A double-glazed window and a central heating radiator.

Exterior

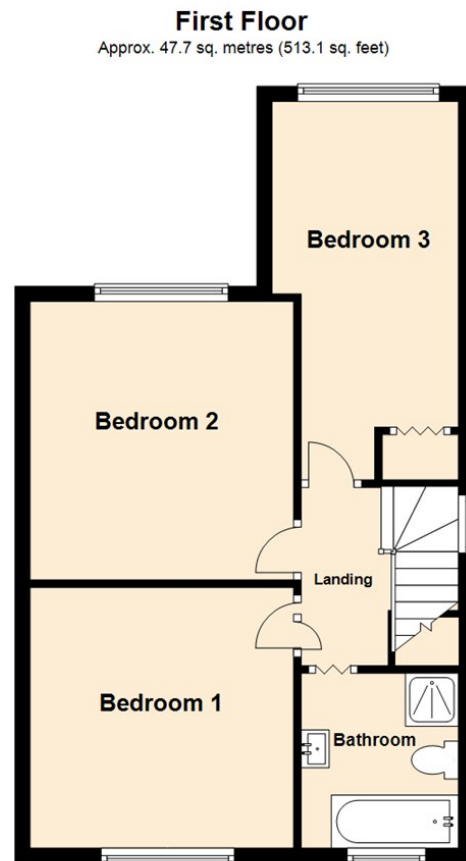
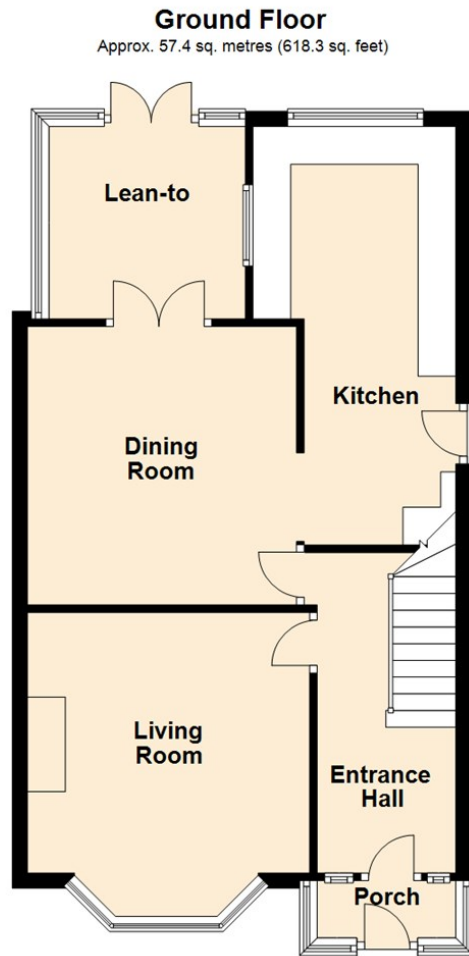
A true delight! The garden to the front offers paved walkways with planted flower beds stocked well with

flowering shrubs and perennials. The driveway offers off-road parking for two or three cars and continues to the side of the property under a carport and to the sectional garage which has an up-and-over door, power and light. The rear garden is fully paved and enclosed with a high timber gate with raised planters, ornamental pond and a storage shed.

Directions

From the Crossgates office proceed along Austhorpe Road and to the traffic lights. Turn left onto Station Road and proceed along. Take the next turning over the dual carriageway and onto Coldwell Road and take the first available right turn into Well Garth where the property can be found on the left hand side identified by the Emsleys For Sale board.





Total area: approx. 105.1 sq. metres (1131.3 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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