



Sandbed Court | Crossgates | LS15 8JJ

£200,000

End Terrace House | Council Tax Band B | EPC Rating D

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***** POPULAR LOCATION! . THREE BEDROOMS . AMPLE OFF-ROAD PARKING & GARAGE *****

Located in a sought after area, this well maintained end of terrace property is now available for sale. The house is in good condition, offering comfortable living spaces for a new homeowner. The open-plan kitchen with dining space is perfect for family meals and social gatherings. The property features three bedrooms, ideal for a growing family or those in need of a home office or guest room.

The accommodation briefly comprises: entrance hall, living room and dining/kitchen to the ground floor. Three bedrooms (two doubles) and the house bathroom to the first floor. Outside there is ample off-road parking, an enclosed side and a rear garden.

Located in a highly desirable area, this property offers excellent amenities within walking distance at Crossgates shopping centre. Nearby schools provide an excellent 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

Entrance Hall

Enter through a composite door, the hall is laid with wood grain effect laminate flooring and has a central heating radiator and a staircase rising to the first floor.

Living Room 4.88m x 3.43m (16'0" x 11'3")

A spacious living room flooded with natural light through a large double – glazed window overlooking the front garden. Laid with wood grain effect laminate floor and having a central heating radiator and a feature fireplace with a marble hearth and back which incorporates a coal effect living flame gas fire.

Kitchen/Diner 3.25m x 4.62m (10'8" x 15'2")

An open-plan kitchen/diner ideal for family gatherings.

Fitted with a range of shaker style wall and base units with contrasting work surfaces over with inset stainless steel one and a half bowl sink with side drainer and mixer tap. Space and plumbing for a washing machine and a tall fridge/freezer. Cooker point with a chimney style extractor hood. A PVCu double-glazed door gives access to the rear garden on the kitchen side and there are sliding patio doors fitted to the dining room side. In addition there is a useful under stair storage cupboard ideal for household items.

First floor

Landing

With a double – glazed window to the side elevation and access to all first floor rooms.

Bedroom 1 4.61m x 2.77m (15'1" x 9'1")

A double bedroom placed to the front with fitted wardrobes to one wall providing storage and hanging rails, central heating radiator and a double – glazed window.

Bedroom 2 3.52m x 2.77m (11'7" x 9'1")

A second double bedroom again with central heating radiator and double-glazed window to the rear. Ample space for bedroom furniture including drawers, desk or wardrobes.

Bedroom 3 2.64m x 1.83m (8'8" x 6'0")

A single bedroom with central heating radiator, wardrobe space and double – glazed window overlooking the front.

Bathroom 1.93m x 1.75m (6'4" x 5'9")

The bathroom is fully tiled in modern ceramics and fitted with a white three-piece suite which comprises; panelled bath with mains fed shower and screen over, pedestal hand wash basin and a low flush WC. Ladder style central heating radiator and a double-glazed window to the rear elevation.

Exterior

The property is accessed at the front where the block-paved driveway offers parking for multiple vehicles. The side of the property is enclosed with timber gates and leads to the rear garden which has a sectional garage, astro-turf and a patio seating area.

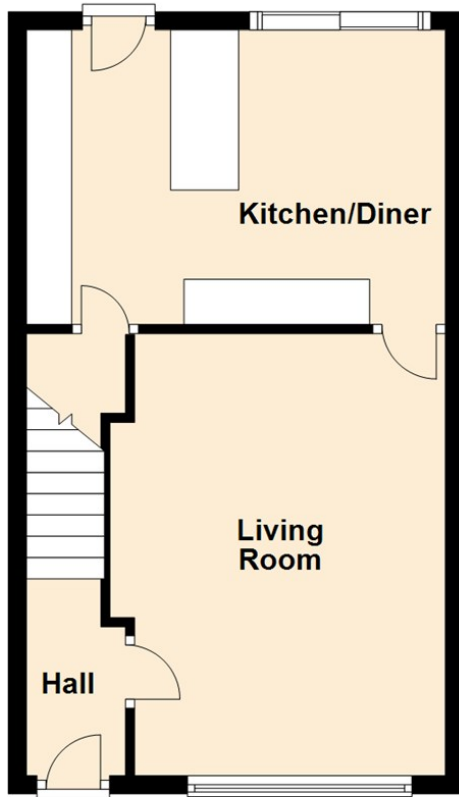
Directions

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.



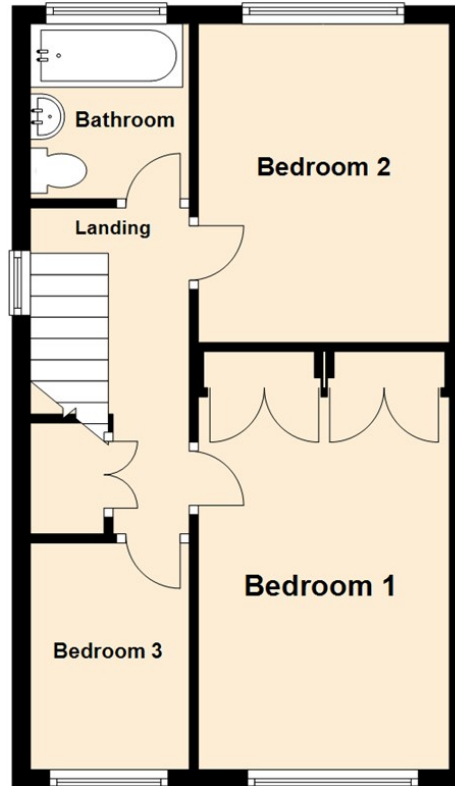
Ground Floor

Approx. 38.0 sq. metres (409.3 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.1 sq. feet)



Total area: approx. 76.5 sq. metres (823.4 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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