

Kelmscott Garth | Crossgates | LS15 8LB

£300,000

Detached bungalow | Council Tax Band D | EPC rating D

\*\*\*DETACHED BUNGALOW. CONSERVATORY. LARGE PLOT & GARAGE \*\*\*

Presenting an immaculate bungalow, available for sale in a lovely location. Situated within easy reach of public transport links, local amenities and nearby schools, this property is a haven of tranquility close to local green spaces and parks.

The home boasts two spacious reception rooms, both of which benefit from a comforting ambiance, especially the first one that features a charming fireplace, ideal for cosy evenings. The house is complemented by a well-equipped kitchen, providing a delightful setting for culinary pursuits.

Furthermore, the bungalow offers two double bedrooms, each fitted with built-in wardrobes, providing ample storage space. It also incorporates a tidy bathroom, completing the living accommodation.

The property also features a garage and off-street parking, ensuring convenience for car owners. The garden is another aspect that sets this property apart. A perfect spot for relaxation and outdoor activities, it adds to the overall charm of the bungalow.

# Kitchen 2.32m x 3.37m (7'7" x 11'1")

Enter through a composite door to the fitted kitchen which has a range of wall and base units with a built under electric oven with a gas hob and extractor over. Inset stainless steel sink with side drainer, space and plumbing for a washing machine and dishwasher plus space for a tall fridge/freezer. A double-glazed window is placed to the side elevation.

# Inner Hallway

A built-in cupboard provides useful storage space for household items.

# Living Room 5.05m x 3.90m (16'7" x 12'10")

A spacious reception room flooded with natural light from windows to both the front and side aspects. An elegant feature fireplace is placed to one wall with a marble surround and hearth incorporating a coal effect living flame gas fire, two central heating radiators and wall light points.

### Dining Room 3.27m x 3.79m (10'9" x 12'5")

Ample room for a family dining table and chairs, window to the side elevation and a central heating radiator. Builtin storage cupboard and French windows opening to:

# Conservatory 2.74m x 3.96m (9'0" x 13'0")

Of PVCu double-glazed construction with a poly-carbonate roof and a wood grain effect laminate floor. French doors give access to the rear garden.

# Bedroom 1 4.11m x 2.92m (13'6" x 9'7")

A spacious double bedroom fitted with two double wardrobes to one wall with over bed storage and matching dressing table and drawers. A double-glazed window overlooks the front garden and there is a central heating radiator.

#### Bedroom 2 2.98m x 3.28m (9'9" x 10'9")

A second double bedroom again with fitted wardrobes to one wall providing useful storage and hanging rails. Central heating radiator and a double-glazed window overlooking the rear garden.

# Shower Room 1.65m x 2.77m (5'5" x 9'1")

The shower room is fitted with a three-piece coloured suite and comprises;-A walk-in shower enclosure with a glass screen and mains fed shower, a low flush WC, bidet and pedestal hand wash basin. Fully tiled in ceramics there is a central heating radiator and a double-glazed window placed to the side elevation.

# Garage 9.75m'1.22m x 3.96m'1.22m max (32'4 x 13'4 max)

A large double in-tandem garage providing power points, lights and having a remote controlled electric roller door.

#### Exterior

Set within a good sized plot, the property is accessed to the front where there is a lawned garden with flowerbed borders which are stocked well with flowering shrubs and perennials. The extensive block-paved driveway provides off-road parking for several vehicles and in turn leads to the garage. The rear garden is fully enclosed and is mainly laid to lawn again with planted borders. Enjoying a southwest facing position, the garden is large enough to enjoy day long sunshine and offers a patio seating area – perfect for family gatherings and summer barbecues!

#### Directions

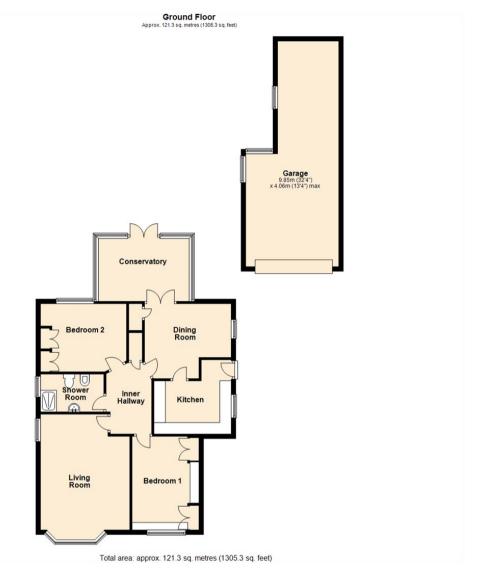
From the Crossgates office, proceed east along Austhorpe Road past the park and turn left onto Pendas Way at the mini-roundabout. Continue along Pendas Way taking the first available right hand turn into Kelmscott Garth where the property can be found on the left hand side.

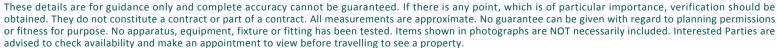


















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