



Sandiford Close | Crossgates | LS15 8EZ

£300,000

Semi-detached house | Council Tax Band C | EPC rating TBC

Emsleys | estate agents

### \*\*\* THREE BEDROOM SEMI-DETACHED HOME IN A CUL-DE-SAC POSITION CLOSE TO THE LOCAL PARK\*\*\*

Emsleys are delighted to offer for sale this three bedroom home in Sandiford Close, which sits in a lovely cul-de-sac which is always high in demand and is directly opposite Manston Park, the tennis courts and is ideally placed for primary schools. Boasting spacious living accommodation and a high specification of fixtures, fittings and decoration throughout. Along with a conservatory, security alarm, PVCu double-glazing and gas central heating.

The accommodation comprises; large entrance hall, guest w.c, fitted kitchen, spacious lounge, dining room and conservatory to the ground floor. Three double bedrooms and family bathroom to the second floor. Outside is off-road parking and gardens to both the front and rear.

The location is unparalleled, there are good public transport links just a short walk away on Church Lane and at Crossgates railway station for a quick and smooth commute to Leeds city centre. Close by is Crossgates shopping centre with an excellent choice of shops, banks, cafes and bars. The M1 motorway networks are a short drive away giving quick and easy access to Wetherby, York or Wakefield and there is a new and exciting shopping and leisure complex at 'The Springs' which has a cinema complex, an M&S Food hall along with a variety of shops, bars and restaurants.

#### Ground floor

##### Entrance Hall

Enter into a spacious hallway through double PVCu double-glazed doors. A contemporary vertical chrome central heating radiator is placed on one wall and a bespoke oak staircase rises to the first floor.

##### Guest WC

Fitted with a low flush WC and a square hand wash basin with vanity storage below. The flooring is laid with ceramic tiles and there is a central heating radiator and extractor fan.

##### Kitchen 3.38m x 3.35m (11'1" x 11'0")

This beautiful modern kitchen has been very well planned

and thought out. Offering a range of handleless wall and base units with complementary work surfaces over which incorporate a composite sink with side drainer and mixer tap over. Integrated appliances include a 'Neff' induction hob, 'Neff' eye-level 'slide n hide' electric oven and a combination microwave oven and warming drawer, fridge, freezer, washing machine and 'Siemens' dishwasher. In addition there is a tall larder cupboard, pan drawers, wood grain effect splashback, contemporary vertical radiators, a large double-glazed window overlooking the rear garden and a PVCu double-glazed entry door giving access to the driveway.

##### Living Room 4.95m x 4.14m (16'3" x 13'7")

A spacious reception room flooded with natural light from the large double-glazed window overlooking the front garden. Having a wall mounted contemporary electric fire, central heating radiator and wall light points. The room is open to:-

##### Dining Room 2.46m x 3.35m (8'1" x 11'0")

With ample space for a family size dining table and chairs, central heating radiator and French windows which open to:-

##### Conservatory 3.05m x 3.05m (10'0" x 10'0")

A lovely addition and of PVCu double-glazed construction with a poly-carbonate roof and an under floor heated tiled floor. All windows have bespoke fitted blinds and French doors give access to the rear garden.

#### First floor

##### Landing

The landing is beautifully decorated and has a large double-glazed window to the side elevation, wall light points and a bespoke 'Neville Johnson' oak staircase with a 'twisted iron' balustrade. A loft hatch with a pull-down ladder opens to give access to a loft room with light which provides useful storage and shelving.

##### Bedroom 1 4.27m x 3.65m (14'0" x 12'0")

A large double bedroom with a range of fitted wardrobes to one wall providing hanging rails drawers and storage solutions. Central heating radiator and double-glazed window overlooking the front garden.

##### Bedroom 2 2.69m x 3.87m (8'10" x 12'8")

A second double bedroom with a double-glazed window overlooking the rear garden. A range of mirror fronted wardrobes to one wall provide extra storage. Central heating radiator and wall light points.

##### Bedroom 3 2.39m x 3.06m (7'10" x 10'0")

A third double bedroom with wardrobes to one wall with matching desk. Central heating radiator and a double-glazed window to the front.

#### Bathroom

A stunning bathroom fully tiled in attractive ceramics and offering a four piece suite which comprises a freestanding bath, pedestal hand wash basin, a low flush WC and a separate double shower enclosure with 'rainfall' mains fed shower and glass screen. In addition there is a useful airing cupboard housing the central heating boiler - ideal for linens and towels, a central heating radiator, extractor fan and a double-glazed window placed to the rear elevation.

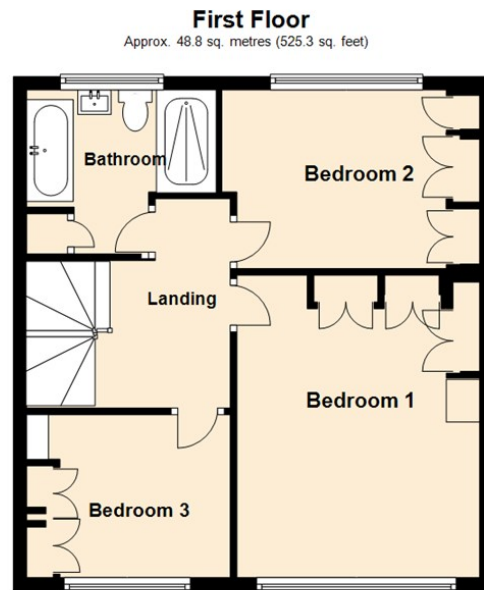
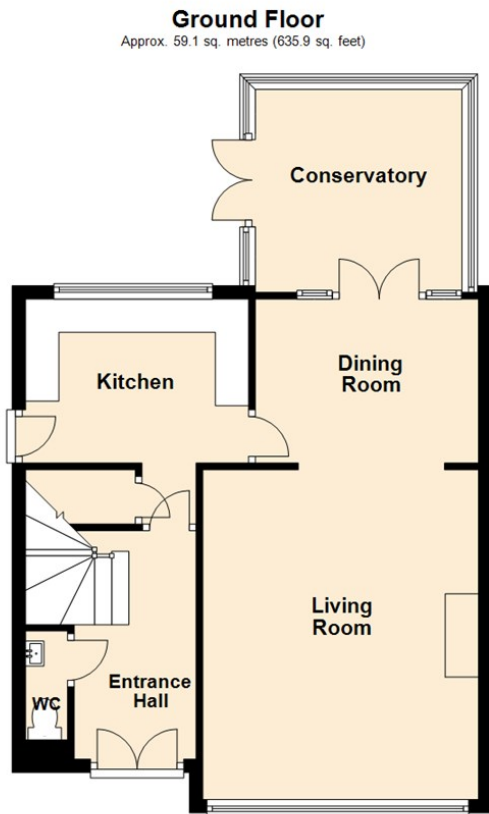
#### Exterior

The property is accessed to the front where there is a small manicured lawn surrounded by well-stocked borders. A concrete printed concrete driveway provides off-road parking for two cars and continues to the side of the property which is enclosed with double driveway gates. The rear garden is low maintenance with a mixture of paved and gravelled areas, a raised rockery stocked well with a variety of flowering shrubs and perennials. Garden shed, external power supply and a water supply.

#### Directions

From the Crossgates office, proceed along Austhorpe Road and turn left on to Church Lane. Take the first turning on the right onto Manston Gardens and continue, taking the first available left into Sandiford Close, where number the property can be found on the left hand side indicated by the Emsleys For Sale board.





Total area: approx. 107.9 sq. metres (1161.2 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](http://www.emsleysestateagents.co.uk)

**Emsleys** | estate agents