



Manston Crescent | Crossgates | LS15 8BN

£299,950

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

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A THREE BEDROOM SEMI-DETACHED HOUSE. BEAUTIFULLY PRESENTED WITH A STUNNING REAR GARDEN

This family home situated in one of the most popular areas in central Crossgates offers well appointed accommodation. The property is immaculately presented throughout offering ready to move into accommodation and has the benefit of PVCu double-glazing, gas central heating (with full service history), cctv and a security alarm, luxury flooring and a wood/multi fuel stove - set on a lovely plot with a good sized rear garden only appreciated by a personal inspection.

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 to the ground floor; entrance hall, living room and combined kitchen/dining room with access to the rear garden. To the first floor are three bedrooms (two with fitted wardrobes) and a contemporary bathroom. To the outside there is off-road parking to the front via a driveway which continues to the garage and an enclosed rear garden.

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

Ground floor

Entrance Hall

Entry through a composite door gives access to this spacious entrance hall which has a central heating radiator and is laid with 'Karndean' luxury flooring which continues into the kitchen/diner. An under stair cupboard provides useful storage.

Living Room 3.30m x 3.69m (10'10" x 12'1")

A welcoming living room laid with wood grain effect laminate flooring and having a feature fireplace with a

marble fire surround which incorporates a multi-fuel wood burning stove. The living room has a central heating radiator and a double-glazed box bay window overlooking the front garden.

Kitchen/Dining Room 3.56m x 5.74m (11'8" x 18'10")

A lovely family entertaining space! The kitchen is fitted with a range of shaker style wall and base units having complementary work surfaces over with matching upstands and brick style splashback tiling. Integrated appliances include an eye-level double electric oven, an induction hob with chimney style extractor over, dishwasher and a tall fridge/freezer. Plumbed space for a washing machine and a composite sink with side drainer and mixer tap sits in front of a window overlooking the rear garden.

The kitchen area is open to the dining room which offers ample space for a family sized dining table and chairs along with a central heating radiator, t.v point for a wall mounted television and PVCu French windows giving direct access to the rear garden.

First floor

Landing

With a window to the side elevation and a loft hatch with a pull-down ladder giving access to the roof space which has lighting and a good amount of roof insulation.

Bathroom

The bathroom is fully tiled with black 'sparkle' effect ceramics and fitted with a white suite which comprises; a double ended bath with mixer tap, close coupled w.c, a vanity storage hand wash basin and a separate walk-in shower enclosure with a mains fed thermostatic bar shower. In addition there is a ladder style central heating radiator, extractor fan, spotlights to the ceiling and a window placed to the rear elevation.

Bedroom 1 3.97m x 3.28m (13'0" x 10'9")

A double bedroom fitted with a range of wardrobes to one wall providing storage and hanging rails. Central heating radiator and a box bay window overlooking the front garden.

Bedroom 2 3.76m x 3.41m (12'4" x 11'2")

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

Bedroom 3 2.44m x 2.36m (8'0" x 7'9")

A good sized single bedroom placed to the front offering a central heating radiator and window.

Exterior

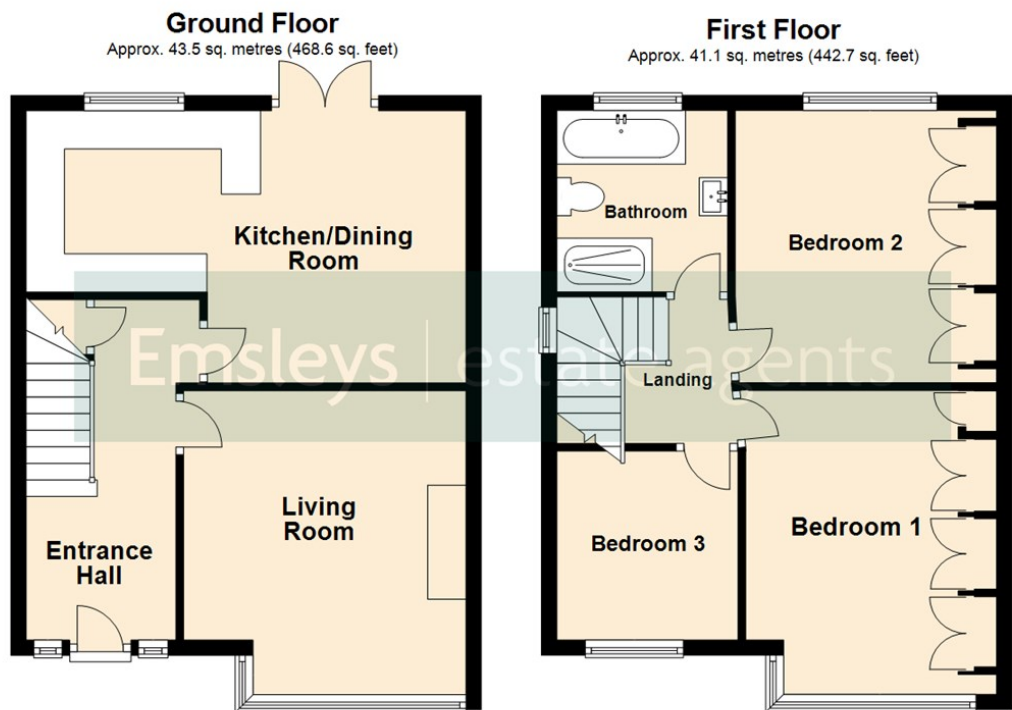
The property is accessed to the front through wrought-iron double gates which open onto a printed concrete driveway offering off-road parking. The front garden is low maintenance with raised flower beds fronted with railway sleepers and feature resin laid steps to the front door of the property. The driveway continues to the side and the sectional garage which has its own power supply and fuse board for power and light along with an up-and-over door.

The rear garden is a true delight and must be viewed to be appreciated! Landscaped to provide a patio seating area, a gravelled area which can accommodate a water feature if so desired, lawn and planted raised flower beds edged with railway sleepers. The garden offers three convenient outdoor power supplies with double sockets - ideal for exterior lighting or garden tools!

Directions

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





Total area: approx. 84.7 sq. metres (911.3 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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