



Austhorpe Lane | Austhorpe | LS15 8PR

£350,000

3 Bedroomed Extended bungalow | Council Tax Band C | EPC rating C

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***** EXTENDED THREE BEDROOM SEMI-DETACHED BUNGALOW IN POPULAR LOCATION CLOSE TO LOCAL AMENITIES AND SCHOOLS*****

Presented for sale is a delightful semi-detached bungalow, nestled in a prime location with commendable transport links, close proximity to reputable schools, local amenities, green spaces, and walking routes. The property is in good condition, ready for a new owner to make their mark boasting a versatile layout designed for comfortable living and entertaining, the property offers three substantial bedrooms.

The property further benefits from two well appointed reception rooms, creating a perfect setting for both relaxation and entertaining. The reception rooms are complemented by a good sized kitchen, designed to cater to all your culinary needs. Two bathrooms offer the ideal blend of practicality and comfort to cater for a busy modern lifestyle. The spacious master bedroom comes with an en-suite wet room for added convenience and privacy. The second and third bedrooms are both doubles, with the second bedroom benefiting from built-in wardrobes, providing ample storage space. Outside the property benefits from a south-west facing rear garden with a large patio and a detached brick-built garage.

The location is unparalleled being adjacent to fantastic transport links via the M1 motorway networks giving quick and easy access to Wetherby, York or Wakefield. There are good public transport links just a short walk away on the main A63 Selby Road along with a railway station at Crossgates for a quick and smooth commute to LEEDS city centre. Within walking distance there is a new and exciting shopping and leisure complex at 'The Springs' which has a cinema, an M&S Food Hall and a variety of coffee shops, bars and restaurants. There is also a Sainsburys supermarket at the ever popular Colton retail park and with Crossgates just a short drive away you will be spoilt for choice with a range of shops, banks, cafes and bars.

***** Call now to arrange your viewing *****

Entrance Hall

A PVCu double-glazed door grants access to the property and to the inviting spacious hallway that runs the length of

the property and allows access to all rooms. Laid with a wood grain effect laminate flooring and having two central heating radiators and an extra large storage cupboard useful for household items where you can also find a loft hatch giving access to the roof space. The roof space has a Velux style window and offers potential to create extra living space (subject the planning consents).

Living Room 3.91m x 3.89m (12'10" x 12'9")

A cosy living room having a feature fireplace incorporating an electric fire. Central heating radiator and a double-glazed bay window overlooking the front garden.

Kitchen 4.12m x 2.72m (13'6" x 8'11")

Fitted with a good range of light beech effect wall and base units with display cabinets and complementary work surfaces over. In addition there are lowered counter spaces for wheelchair users. Integrated appliances include an electric oven with electric hob and extractor hood over. Space for an under-counter fridge and freezer and plumbed space for a washing machine. Stainless steel sink with a side drainer and mixer tap, wall mounted central heating boiler, two double-glazed windows to the side elevation and a PVCu entry door giving access to the rear garden.

Dining Room 2.87m x 3.84m (9'5" x 12'7")

Laid with wood grain effect laminate flooring, the dining room has a feature timber fire surround with a tiled hearth and back which incorporates a log effect gas fire. Ample space for a family sized dining table and chairs. Fixture shelving to one chimney breast recess and French windows giving direct access to the sun room.

Sun Room 2.08m x 2.87m (6'10" x 9'5")

The sun room is laid with wood grain effect laminate flooring, has a poly-carbonate roof, a wall light point and French windows opening to the rear garden and a secluded seating area.

Master Bedroom 4.11m x 3.81m (13'6" x 12'6")

A double bedroom placed to the rear with direct access to the garden through a double-glazed entry door. Laid with wood grain effect laminate flooring and having a central heating radiator.

En-Suite Wet Room 2.44m x 2.16m (8'0" x 7'1")

The wet room has been adapted for mobility needs and comprises; shower area with an electric shower and body dryer, a wall mounted hand wash basin and low flush WC. Fully tiled in ceramics, radiator, extractor fan and a double-glazed window to the side elevation.

Bedroom 2 3.20m x 3.18m (10'6" x 10'5")

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

Bedroom 3 2.39m x 3.58m (7'10" x 11'9")

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

Bathroom 2.44m x 2.50m (8'0" x 8'2")

Fully tiled house bathroom fitted with a white suite which comprises; panelled bath, a walk-in shower enclosure with an electric shower, a pedestal hand wash basin and a close coupled WC. A central heating radiator and two double-glazed windows to the side elevation.

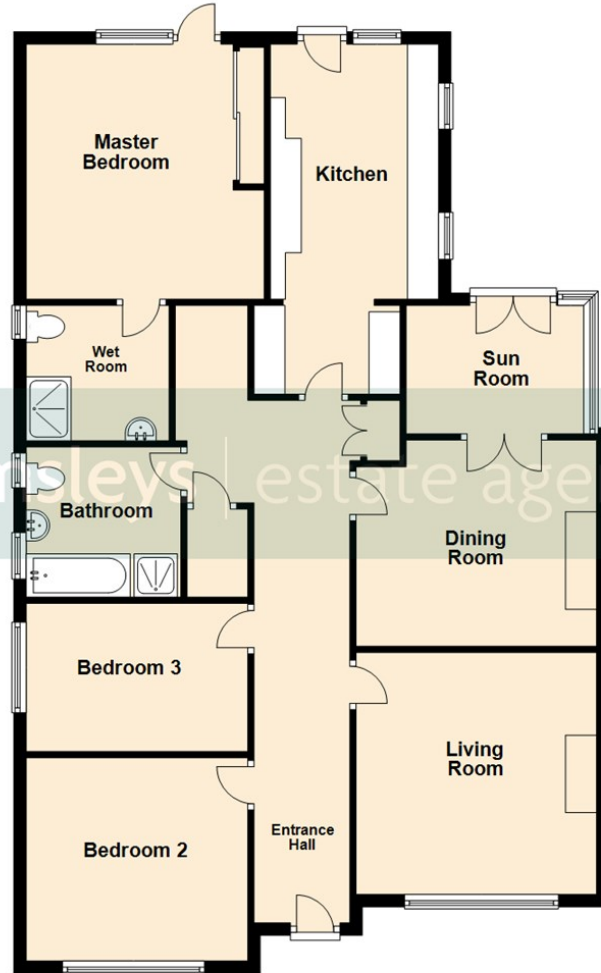
Exterior

The property is accessed to the front through double gates to the paved driveway which offers off-road parking for several vehicles, caravan or motor home. The driveway continues to the side and rear where there is a separate brick-built garage with an electric up-and-over door, power and light plus storage space to the vaulted ceiling and the pedestrian door which gives access to the rear garden. The rear garden is fully enclosed and is mostly laid to lawn with a south-west sunny aspect, mature boundary hedge and trees and a large paved patio seating area.



Ground Floor

Approx. 120.3 sq. metres (1294.7 sq. feet)



Total area: approx. 120.3 sq. metres (1294.7 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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