



Marshall Terrace | Crossgates | LS15 8EA

£289,950

Three Bedroom Mid Terrace | Council Tax Band B | Epc Rating E

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*** EXTENDED MID-TERRACE * BEAUTIFULLY PRESENTED THROUGHOUT * GARAGE TO REAR ***

Absolutely ready to move into! This immaculate, stunning mid-terrace must be viewed to appreciate the size and standard of accommodation! Within easy distance to the local amenities of Crossgates, close to the local park - ideal for families or dog owners! and overlooking the local bowling green. The property offers extended open-plan living to the ground floor, with a recently installed fabulous kitchen, a replaced boiler 2023, enclosed garden and garage to the rear and three DOUBLE bedrooms. This is a must see!

In brief the accommodation comprises; basement keeping cellar, ground floor - entrance hall, lounge with a box bay window, open plan dining/kitchen. First floor - two large double bedrooms and the house bathroom. Second floor - a large attic bedroom. Outside - a low maintenance garden to the front with permit & visitors parking and to the rear a larger enclosed garden with garage.

The location is unsurpassed for convenience to local shops, banks and facilities within 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 within walking distance giving easy access to Leeds city centre. Also ideal for commuters with easy access to the M1 North & M62 motorway network to Manchester and main arterial roads such as the A64 and A63 towards Ilkley, York & Harrogate.

*** CALL NOW TO ARRANGE YOUR VISIT ***

Lower Ground Floor

Cellar

A small chamber provides some storage space and houses the central heating boiler which was replaced in 2023.

Ground Floor

Entrance Hall

A PVCu entry door gives access to the beautifully decorated and welcoming hallway which is laid with wood grain

effect laminate flooring and has a central heating radiator. A newly re-carpeted staircase rises to the first floor.

Living Room 3.20m x 3.58m (10'6" x 11'9")

The living room offers a stunning period style fireplace with a granite hearth and coal effect living flame gas fire. The room has a high ceiling with original deep ceiling coving, two central heating radiators and a double-glazed box bay window overlooking the front. Open to;-

Kitchen/Dining Room 6.24m x 4.67m (20'6" x 15'4")

The wow factor! Having been extended to create a fabulous open plan dining kitchen, this space has everything you need to cook, create and entertain. Fitted with a multi-tone range of kitchen cabinetry with complimentary work surfaces over. Integrated appliances include; electric oven, gas hob and extractor hood, dishwasher and tall fridge/freezer. In addition there is a plumbed space for a washer, drawers and full height pull out larder. An island provides additional breakfast bar seating.

The dining area provides ample space for a family sized dining table and chairs and features an open fireplace with a remote controlled Dimplex log effect stove. Built in cupboards to one recess provide shelved storage space.

The whole area is flooded with an abundance of natural light through a skylight and the French doors which give direct access to the garden.

First Floor

Landing

Access to all first floor rooms and a staircase rising to the second floor.

Bedroom 2 3.25m x 4.72m (10'8" x 15'6")

A large double bedroom with two sealed unit double-glazed windows overlooking the front elevation and a central heating radiator.

Bedroom 3 4.14m x 2.90m (13'7" x 9'6")

A second double bedroom having being freshly repainted and re-carpeted with a central heating radiator and double-glazed window to the rear with a lovely aspect overlooking the local bowling green.

Bathroom

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

Second Floor

Landing

With storage cupboard to the eaves.

Bedroom 1 5.36m x 4.62m (17'7" x 15'2")

A spacious room suitable for a variety of uses - bedroom, home office, personal gym, playroom - you choose! A central heating radiator, double-glazed dormer window to the rear and a window to the front.

Exterior

The rear garden is fully enclosed and is low maintenance with paved and gravelled areas, planted borders and shrubs. a sectional garage which can be used for off-street parking or storage. The garage has a personal access door to the rear and an up and over door to the front, which the seller informs us is in need of repair. To the front of the property is a small buffer garden mostly paved with boundary wall with a hand gate. On street permit parking with a residents and visitors permit available.

Directions

Located in the heart of Crossgates, take a turning off Austhorpe Road opposite the park onto Marshall Terrace where the property can be located on the left hand side.





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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