



Cross Gates Avenue | Crossgates | LS15 7QF

£255,000

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

**Emsleys** | estate agents

\*\*\* THREE BEDROOM SEMI-DETACHED HOUSE. POPULAR LOCATION. CONSERVATORY\*\*\*

EMSLEY'S are pleased to present this lovely example of a traditional family home. Offering PVCu double-glazing (replaced 2016) and full gas central heating with a replaced boiler (2023 with warranty remaining, subject to terms). The house has well proportioned accommodation throughout along with a conservatory extension.

The accommodation in brief comprises; entrance hall, living room, dining room, kitchen to the ground floor. To the first floor there are two double bedrooms and one single, bathroom and a separate WC. Outside there is a driveway providing off-road parking, garage and a good sized garden.

Ideally placed to take advantage of all local amenities in Crossgates shopping centre including local banks, post office and railway station. The commuter has the advantage of good public transport links both to the city centre and surrounding areas, the M1 motorway network and the main arterial roads are just a short distance away.

Viewing is recommended to appreciate the accommodation and location on offer.

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

## Ground floor

### Entrance Hall

Enter through a PVCu double-glazed door. The hallway is laid with wood grain effect laminate flooring which continues through to the kitchen. Central heating radiator and a staircase rising to the first floor.

### Dining Room 3.68m x 3.76m (12'1" x 12'4")

A spacious reception room with a focal point fireplace which incorporates a coal effect living flame gas fire, a central heating radiator and a double-glazed window overlooking the front garden.

### Living Room 4.17m x 3.58m (13'8" x 11'9")

A second reception room with feature exposed brick chimney breast and gas fire with timber mantel. Central heating and sliding patio doors giving access to;

### Conservatory 2.79m x 2.79m (9'2" x 9'2")

A lovely addition, the conservatory has a tiled floor, central heating radiator and French doors give direct access to the rear garden.

### Kitchen 4.65m x 2.06m (15'3" x 6'9")

The kitchen is fitted with light wood grain effect wall and base units with roll top work surfaces over which incorporate a stainless steel sink with drainer and mixer tap, cooker point. Integrated appliances include a fridge, freezer and dishwasher. Plumbed space for a washing machine and extra counter space is provided in a small addition which has a PVCu double-glazed door opening to the garden.

## First floor

### Landing

Double-glazed window to the side and a hatch to the loft space.

### Bedroom 1 3.90m x 3.40m (12'10" x 11'2")

A double bedroom fitted with wardrobes and storage to two walls, a central heating radiator and a double-glazed window overlooking the front garden.

### Bedroom 2 3.53m x 3.14m (11'7" x 10'4")

A double bedroom with fitted cupboards to one chimney breast recess, central heating radiator and a double-glazed window overlooking the rear garden.

### Bedroom 3 2.41m x 1.98m (7'11" x 6'6")

A single bedroom with fitted wardrobes, central heating radiator and double-glazed window to the front.

### Bathroom

Fully tiled in ceramics with a corner panelled bath and a pedestal hand wash basin. A fixture cupboard provides storage for linens and towels, central heating radiator and a double-glazed window placed to the rear elevation.

### WC

With low flush WC and a double-glazed window to the side elevation.

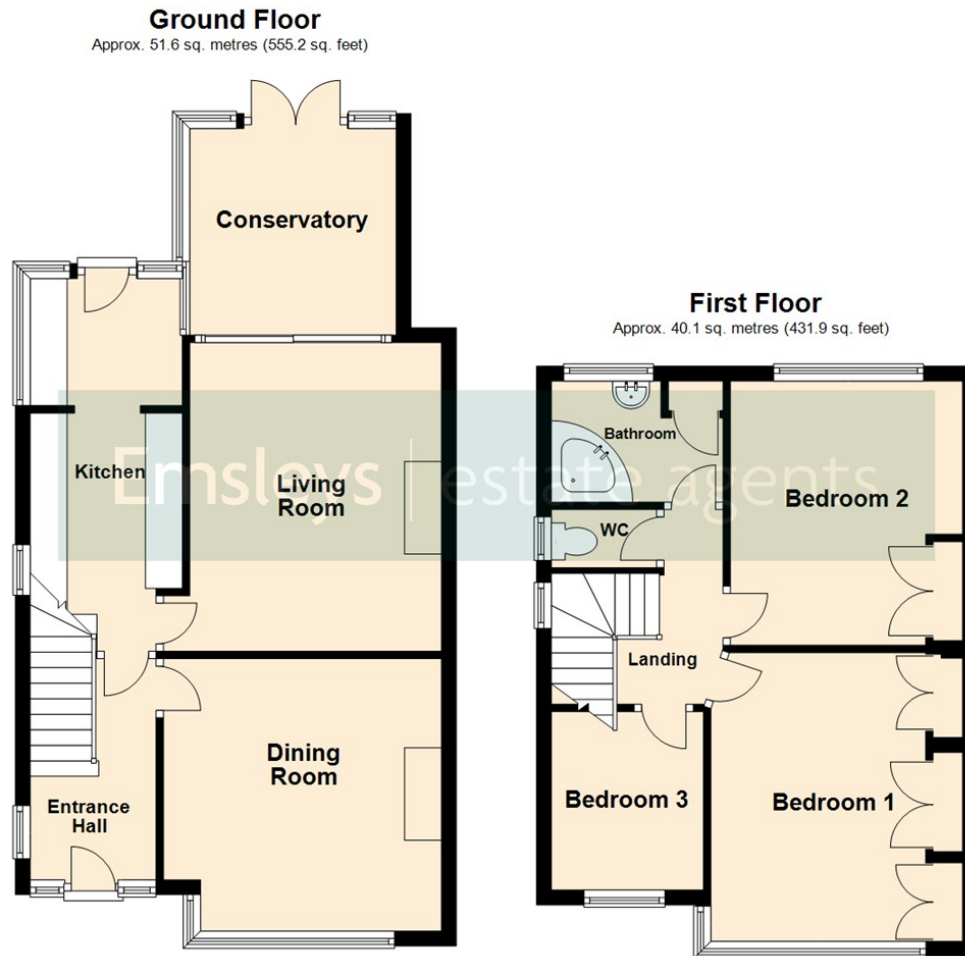
## Exterior

To the front is an open-plan garden which provides off-road parking for two or three cars and has a boundary wall and fence. The driveway continues to the side of the property and leads to a sectional garage which has light and power and an up-and-over door. The rear garden is fully enclosed which is ideal for pets or children and offers an extensive lawn area with flower bed borders and a patio seating area.

## Directions

From our Crossgates office on Austhorpe Road head west and at the traffic lights turn right onto Ring Road. At the roundabout take the third exit staying on Ring Road, Take the first left turn onto Cross Gates Avenue and the property can then be found on the right hand side identified by the Emsleys for sale board.





Total area: approx. 91.7 sq. metres (987.0 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