



Hollyshaw Lane | Crossgates | LS15 7AF

£325,000

Three bedroom semi-detached house | Council tax band C | EPC rating D

Emsleys | estate agents

*** THREE BEDROOM SEMI-DETACHED - READY TO MOVE INTO - LARGE REAR GARDEN ***

We are delighted to bring to market this immaculate semi-detached property. Ideal for families, this splendid home offers an array of unique features that sets it apart.

A home is not complete without its heart, and the open-plan kitchen in this property is just that. It will inspire your culinary creativity with its stylish breakfast bar, modern appliances, and marble effect countertops. The natural light fills the room, highlighting the generous dining space and making it a pleasant area for family meals.

The property boasts three bedrooms, with the main bedroom being a spacious double, offering plenty of room for comfort. The family bathroom is an oasis of relaxation, featuring a large layout and a soothing rain shower.

Added benefits include a garage and parking space eliminating any parking woes you might have. And if you're a lover of the outdoors, you'll appreciate the private garden space, perfect for family barbecues or a quiet morning coffee.

This home is much more than a property; it's a lifestyle. Offering an open-plan living space, a private garden, and the convenience of being close to local facilities, it's a property that needs to be seen to be fully appreciated.

Set in the ever popular district of Crossgates the house is placed well to enjoy all local facilities including Crossgates shopping centre and ideal for the commuter with easy access to the M1 North motorway network and main arterial roads such as the A63 and A6120 Ring Road and within walking distance of Crossgates Railway station with regular trains to Leeds City Centre.

Hall

Enter through a double-glazed door to a welcoming hallway. Laid with wood grain effect laminate flooring and having a central heating radiator. An under stair storage area with window is plumbed and has drainage for a washing machine and dryer.

Living Room 3.78m x 3.66m (12'5" x 12'0")

A spacious lounge with a feature fireplace which incorporates a pebble effect gas fire. The wood grain effect laminate flooring continues from the hallway, there is a central heating radiator and a large double-glazed bay window overlooking the front garden.

Kitchen/Dining Room 3.81m x 5.53m (12'6" x 18'2")

The kitchen dining room is flooded with natural light through large French windows which open onto the decking and rear garden. The kitchen area has been fitted with a range of wall and base units with complementary work surfaces over which incorporate a composite sink with side drainer and mixer tap. Integrated appliances include an eye level built in electric oven and microwave, an electric hob. Space and plumbing for a dishwasher and space for a tall fridge/freezer. A peninsula breakfast bar with seating offers a social feel to this lovely family space. The dining area has ample space for a family sized dining table and chairs and has a central heating radiator and is laid again with the same laminate flooring creating a great flow to the space. A PVCu entry door opens to the rear garden and window to the side elevation

Landing

With a double-glazed window to the side elevation and loft hatch giving access to the roof space.

Bedroom 1 3.78m x 3.41m (12'5" x 11'2")

A double bedroom placed to the front with central heating radiator and large double-glazed bay window.

Bedroom 2 3.84m x 3.78m (12'7" x 12'5")

A second larger double bedroom with double-glazed window overlooking the rear garden with central heating radiator.

Bedroom 3 1.93m x 2.02m (6'4" x 6'8")

A single bedroom which could also be used as a work from home space or nursery bedroom. Central heating radiator and double-glazed window to the front.

Bathroom

The beautiful family bathroom is fully tiled in modern ceramics to both the floors and walls. Fitted with a white four piece suite which incorporates;- a 'P' shaped panelled

bath with a mains fed 'rainfall' shower over, a pedestal hand wash basin and a low flush WC. Extractor fan, ladder style central heating radiator and two double – glazed windows to the side elevation.

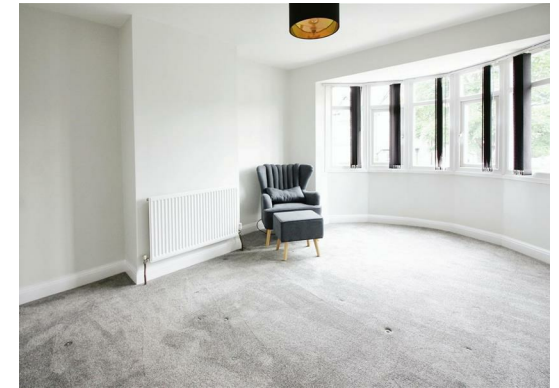
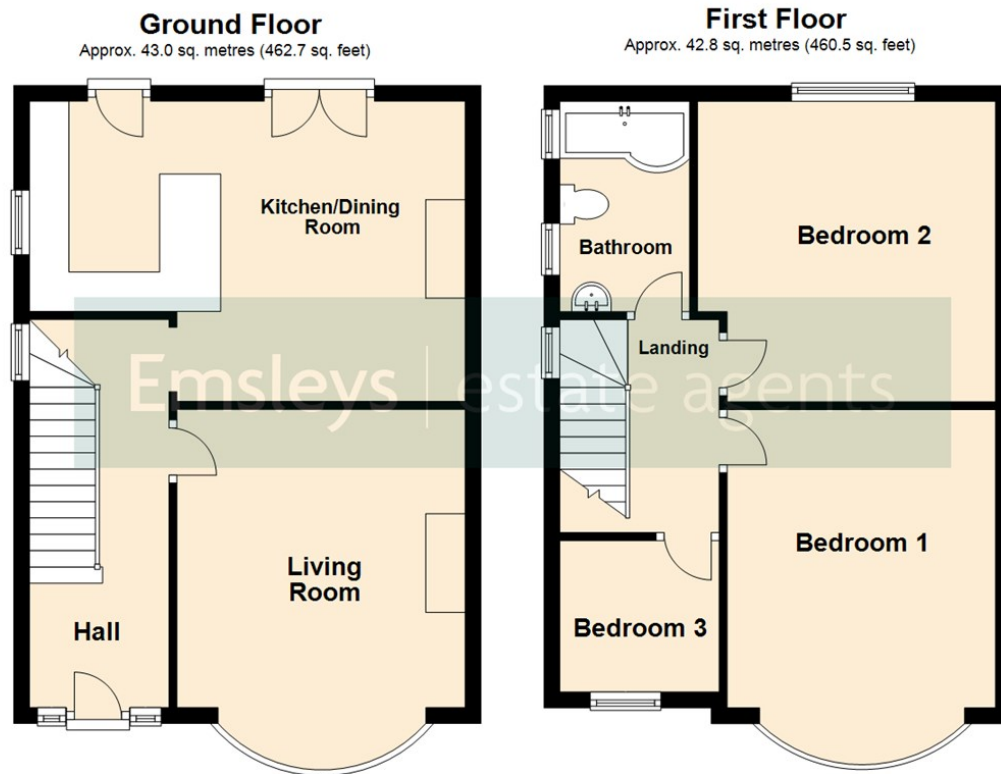
Exterior

The property is entered to the front via a smart block paved driveway offering ample off-road parking. This in turn leads to the side of the property which is enclosed with the timber gate and fencing and leads to a sectional garage at the rear. The garage provides power and light, and offers you your own working sauna and ice bath! (seller will remove if not wanted). The rear has to be seen to appreciate the size. Mainly laid to lawn with a raised decked seating area with steps leading to a lower level. A summer house/garden room with power and light provides the perfect place to entertain in the summer evenings or a home office. This garden is a blank canvas for any buyer with big ideas - the sky is the limit as to what you could create!

Directions

From our Crossgates office on Austhorpe Road head west and at the traffic lights turn left on to Ring Road, follow the road and just after the station turn right and then immediate left on to Hollyshaw Lane. The property can then be found on the left hand side and identified by our Emsleys For Sale Board.





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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