



Lulworth Crescent | | LS15 8PJ

£280,000

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

Emsleys | estate agents

\*\*\* THREE BEDROOM SEMI-DETACHED HOUSE \* BEAUTIFULLY PRESENTED AND READY TO MOVE INTO!\*\*\*

Emsleys are delighted to offer for sale this gorgeous well maintained semi-detached home. Situated in the ever popular district of Whitkirk. The house benefits from gas central heating and full PVCu double-glazing. The property is ideally placed for local primary schools, making it ideal for growing families.

The accommodation briefly comprises; entrance hall, spacious living room, dining room and a good sized kitchen to the ground floor. To the first floor are two double bedrooms (both with fitted wardrobes), a single bedroom, bathroom and a separate WC. To the outside there are well maintained gardens to the front and rear and a 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' plus Sainsburys supermarket at the ever popular Colton retail park. With Crossgates just a short drive away you will be spoilt for choice with a range of shops, banks, cafes and bars.

Viewing highly recommended to appreciate the standard of accommodation on offer!

\*\*\* Call now 24 hours a day, 7 days a week to arrange your viewing \*\*\*

## Ground Floor

### Entrance Hall

Entry is through a PVCu double-glazed door to a welcoming entrance hall. There is a double-glazed window to the side and a central heating radiator. A staircase rises to the first floor.

### Living Room 4.29m x 3.78m (14'1" x 12'5")

An elegant and spacious room with a central heating

radiator and a focal point polished limestone effect fireplace with hearth which incorporates an electric fire. Natural light floods in through the large double-glazed bow window which overlooks the front garden.

### Dining Room 2.74m'2.74m x 2.57m (9'9" x 8'5")

The dining room has ample space for a family dining table and chairs and offers a central heating radiator and a double-glazed window to the rear. A door leads to;

### Kitchen 3.07m x 2.97m (10'1" x 9'9")

The kitchen is fitted with a good range of wall and base units in a light wood grain effect finish with complimentary work surfaces over. Inset stainless steel sink with drainer and mixer tap. Integrated appliances include a built under Bosch stainless steel double electric oven with electric glass hob and chimney style extractor hood over and a washing machine. Space for a tall fridge freezer and a traditional pantry cupboard. A double-glazed window overlooking the rear garden and a PVCu double-glazed door opening to the driveway.

## First Floor

### Landing

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

### Bedroom 1 3.96m x 3.32m (13'0" x 10'11")

A spacious double bedroom fitted with a range of wardrobes providing hanging rails and storage. There is a double-glazed bow window overlooking the front and a central heating radiator.

### Bedroom 2 3.43m x 3.32m (11'3" x 10'11")

The second double bedroom is again fitted with a range of fitted wardrobes with a double-glazed window to the rear and a gas central heating radiator.

### Bedroom 3 3.01m x 2.34m (9'11" x 7'8")

A lovely single bedroom with the benefit of having a fitted wardrobe and a bulk head fixture storage cupboard. A double-glazed window to the front and a gas central radiator.

## Bathroom

Beautifully styled with a two piece suite which incorporates; a panelled bath with an electric shower over and a pedestal hand wash basin. A built in airing cupboard provides useful storage space and houses the central heating boiler. A double-glazed window is placed to the side elevation and there is a ladder style central heating radiator. The bathroom is tiled to the wet areas in attractive ceramics.

## Separate WC

Fitted with a close-coupled WC and window to the side.

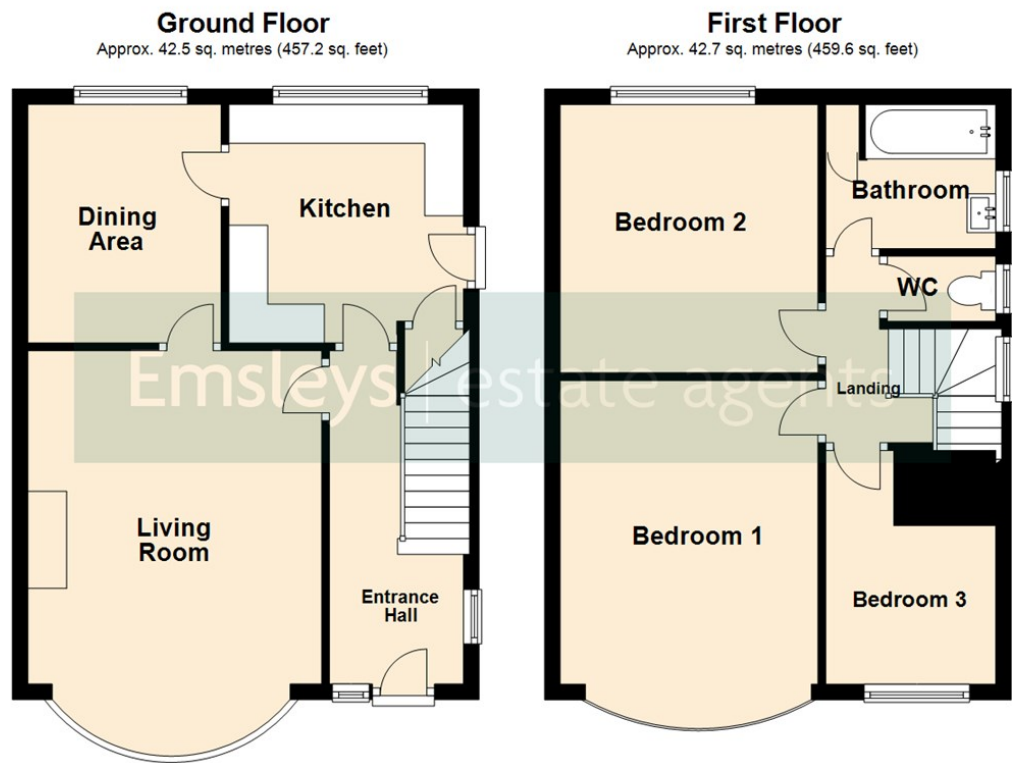
## Exterior

Fabulous! The property is entered through wrought-iron gates to a spacious paved driveway providing ample off-street parking. The front garden is lawned with flower beds against a low boundary wall. The driveway continues to the side and leads to a single sectional garage with an up-and-over door. The rear garden is wonderful, having been very well maintained. A patio seating area with steps to a raised lawn with planted borders and a further more private seating area to the rear of garage. In addition there is an exterior water supply.

## Directions

From the Crossgates office, proceed along Austhorpe Road and past the park on the left hand side. Turn right onto Austhorpe Lane and over the small bridge. Continue, taking the first turning on the right hand side onto Kingswear Crescent and the first turning on the left onto Lulworth Crescent. Where the property can be found on the left and indicated by the Emsleys For Sale board.





Total area: approx. 85.2 sq. metres (916.7 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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