



Skelton Road | East End Park | LS9 9EP

£194,000

Three Bedroom End Townhouse | Council Tax Band A | EPC Rating D

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*** SPACIOUS THREE BEDROOM END TOWNHOUSE WITH
LARGE GARDEN - SOLD WITH NO ONWARD CHAIN ***

This end of terrace features PVCu double-glazing and gas central heating with a replaced boiler (2021) along with a modern fitted kitchen and bathroom. Ready to move into the home offers a larger enclosed back garden and off road parking. A fantastic first buy and family home.

The accommodation briefly comprises at ground floor level: Entrance hall, lounge and excellent family dining kitchen with integrated cooking appliances. Upstairs there are three bedrooms and a family bathroom. Outside the property offers a large plot with parking to the front and enclosed garden to the rear.

Conveniently placed for commuters requiring access to the commercial business centre of Leeds or St James Hospital. The main arterial roads providing access to surrounding districts and motorway networks including the A1/M1 Link Road. The A64 offers routes north to the shopping centres available at Killingbeck, Seacroft, Colton and Crossgates with its wealth of amenities including a local railway station.

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

Ground Floor

Hall

With composite entry door, central heating radiator and staircase rising to the first floor.

Living Room 3.91m x 4.19m (12'10" x 13'9")

A spacious and light living room overlooking the front with a wall mounted electric fire, a central heating radiator and double-glazed window.

Kitchen/Diner 5.16m x 2.84m (16'11" x 9'4")

The kitchen is fitted with wood grain effect shaker style wall and base units with contrasting work surfaces over which incorporate a stainless steel sink with side drainer and mixer tap. Integrated cooking appliances include a built-under electric oven, a stainless steel gas hob with chimney style extractor hood over. In addition there is a plumbed space for a washing machine, space for a tall

fridge/freezer and a useful under stair storage cupboard which houses the central heating boiler (replaced 2021) and provides good storage for household utility items. Ample room for a dining table and chairs and two double-glazed windows are placed to the side and rear. Open to:-

Sun Room 1.96m x 1.70m (6'5 x 5'7)

A useful addition with a commanding view of the rear garden. With double-glazed windows and aluminium sliding patio doors.

First Floor

Landing

With a window overlooking the side elevation and hatch with ladder giving access to the roof space.

Bedroom 1 3.89m x 3.20m (12'9" x 10'6")

A double bedroom with ample space for bedroom furniture or wardrobes, a central heating radiator and a double-glazed window overlooking the front garden.

Bedroom 2 2.87m x 3.18m (9'5" x 10'5")

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

Bedroom 3 2.39m x 1.85m (7'10" x 6'1")

A single bedroom with a central heating radiator and double-glazed window overlooking the front.

Bathroom

The bathroom is fitted with a three piece white suite which comprises;- a paneled bath, a pedestal hand wash basin and close coupled WC. A central heating radiator and a double-glazed window placed to the rear elevation.

Exterior

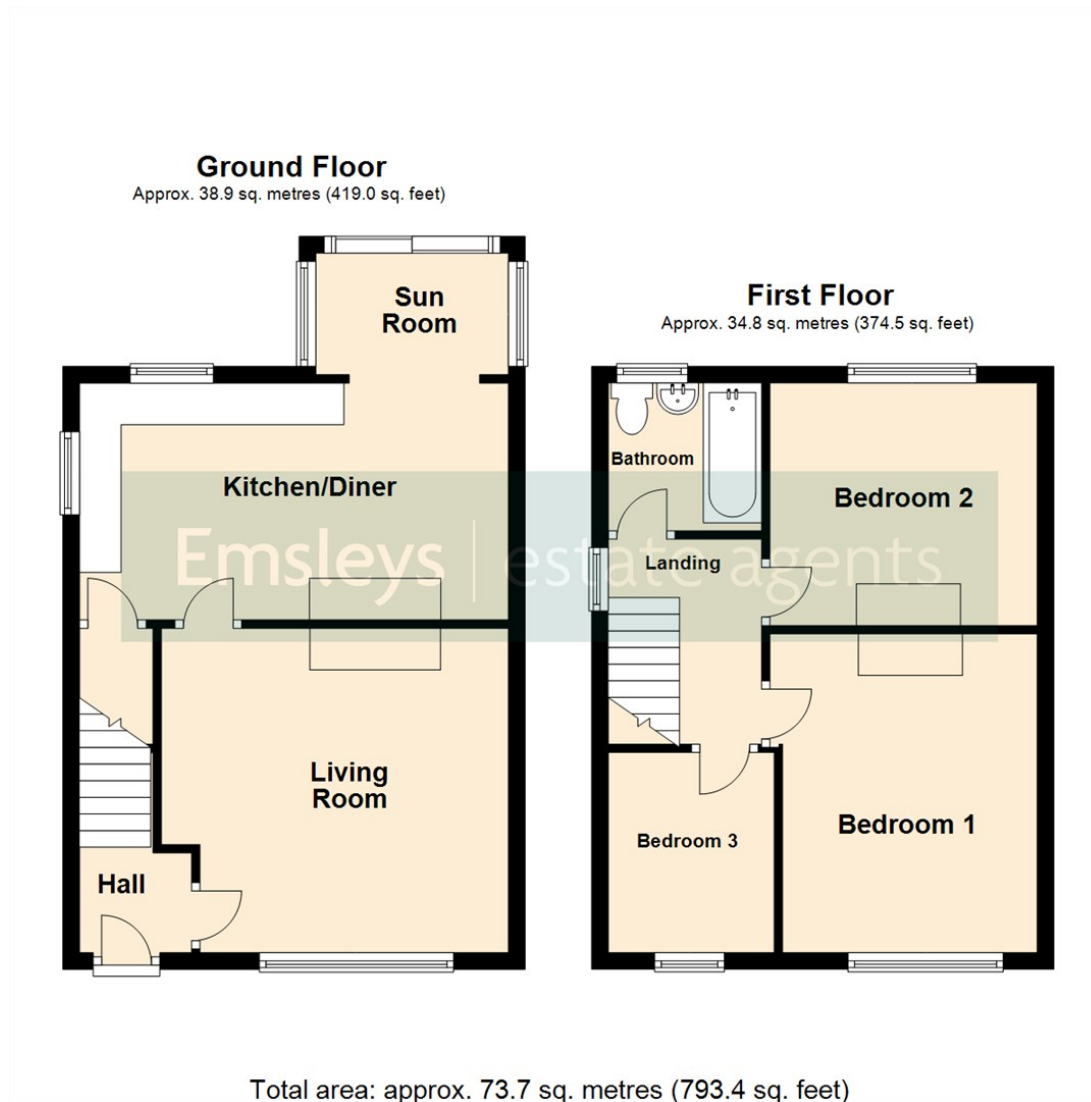
Accessed though wrought iron gates to the front which open to a paved parking apron to provide off road parking. The side has a gate enclosing the rear garden. Of good size the rear garden offers a raised paved patio seating area with steps down to a large lawn. Exterior water supply.

Directions

From our Crossgates office turn right onto Austhorpe Road

and turn right at the end onto Ring Road. Take the first left at the roundabout onto Crossgates Road and at the next roundabout take the first left onto York Road. Continue for just over a mile and turn left onto Osmonthorpe Lane. Take the third right onto lings Road and the first right onto Skelton Road where the property can be found on the left hand side identified by the 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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