



Ring Road | Crossgates | LS15 8RD

£269,500

Three Bedroom Semi-Detached House | Council Tax Band C | EPC Rating D

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### \*\*\* THREE BEDROOM SEMI-DETACHED HOUSE WITH LARGE GARAGE AND GARDEN \*\*\*

For sale, this semi-detached property is presented in good condition, providing an excellent opportunity for both families and couples. The house boasts a robust structure and tastefully designed interior spaces that offer comfort and style.

There are two spacious reception rooms provided. The first reception room is complemented by large windows that invite a substantial amount of natural light, creating a bright and airy living space. The second reception room offers a splendid garden view and direct access to the garden, providing an ideal setting for relaxation and leisure.

A practical and functional kitchen is included and the seller informs us that there is already support in situ so the space could easily be opened to the dining room - perfect for home entertaining.

The property accommodates three bedrooms, with two offering built-in wardrobes and ample space for a double bed, ensuring maximum convenience for its residents. The home is served by a single, well-equipped bathroom, further contributing to its appeal.

The property's unique features include a larger garage and parking facilities, adding to its value and convenience. A beautiful garden graces the exterior, offering ample outdoor space for activities and enjoyment.

The location is unsurpassed for convenience to local shops, banks and facilities within the 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 giving a fast and easy commute to Leeds city centre within walking distance. Also ideal for commuters is the easy access to the M1 North motorway network and main arterial roads such as the A64, A6120 Ring Road and A63.

#### Ground Floor

#### Entrance Hall

Enter the property through a hardwood entry door to the hallway which is laid with wood grain effect laminate flooring has a central heating radiator, an under stair storage cupboard and a staircase rising to the first floor.

#### Living Room 4.17m x 3.69m (13'8" x 12'1")

A spacious lounge laid with solid oak flooring and flooded with natural light through the large double-glazed box bay window. Central heating radiator, coving and downlights to the ceiling and double doors open to the dining room which is handy for when entertaining or having family gatherings.

#### Dining Room 3.43m x 3.30m (11'3" x 10'10")

A second sitting room or more formal dining room with ample space for a family dining table and chairs. Double-glazed French windows open and give direct access to the rear garden. Central heating radiator.

#### Kitchen 2.37m x 2.12m (7'9" x 6'11")

Fitted with a range of solid oak wall and base units with complimentary work surfaces over inset with a stainless steel sink with side drainer and mixer tap. Integrated cooking appliances include a built under electric oven with a four burner glass gas hob over with extractor hood. Space and plumbing for a washing machine and space for an under counter fridge. Central heating radiator and double-glazed window to the rear.

Note; The seller advises that supportive steels are in place to enable the kitchen and dining room to be opened into one space if so desired.

#### First Floor

#### Landing

With window to the side elevation and hatch giving access to the roof space.

#### Bedroom 1 3.99m x 3.91m (13'1" x 12'10")

A double bedroom fitted with a range of made to measure wardrobes and drawers. Coving and downlights to the ceiling, central heating radiator and double-glazed window to the front.

#### Bedroom 2 3.76m x 3.51m (12'4" x 11'6")

A second double bedroom again fitted with a range of made to measure wardrobes and having a separate built in cupboard housing the central heating boiler. Laid with wood grain effect laminate flooring, coving and downlights to the ceiling, central heating radiator and double-glazed window to the rear.

#### Bedroom 3 2.13m x 2.06m (7'0" x 6'9")

A single bedroom laid with wood grain effect laminate flooring with coving and downlights to the ceiling, central heating radiator and double-glazed window to the front.

#### Bathroom 1.69m x 2.13m (5'7" x 7'0")

The bathroom is fully tiled and fitted with a three piece suite which comprises;- panelled bath with shower and screen over, a pedestal hand wash basin and low flush w.c. Double-glazed window to the rear and central heating radiator.

#### Exterior

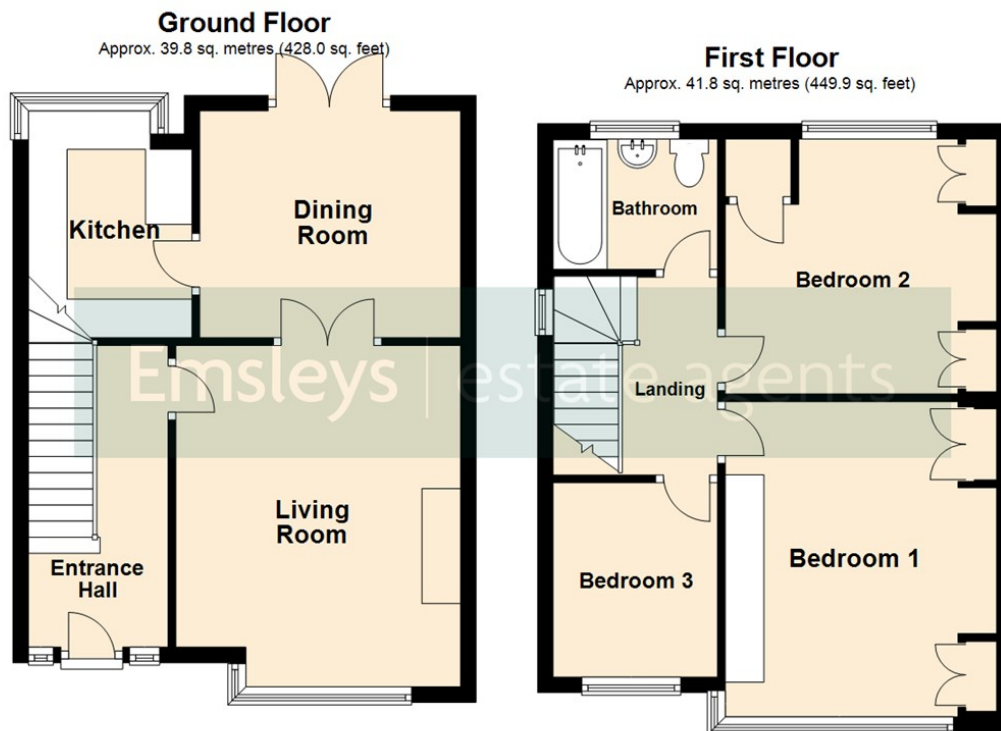
The property is set upon a good sized plot and is accessed at the front where there is a boundary wall and wrought iron railings and gates which open to a block paved driveway which provides ample parking for multiple vehicles. The rear garden is enclosed by a timber gate to the driveway and is low maintenance with mostly block paving providing ample seating space. The garage which is larger than average measuring 24' x 10'10" provides further parking or storage, power and light. A gated decked area provides a further seating area and offers feature lighting. Exterior water supply and security lighting.

#### Directions

From our Crossgates office on Austhorpe Road head west and at the 'T'-junction turn right and then take the third exit onto Crossgates Ring Road A6120 where the property can be found on the right hand side and is indicated by the Emsleys for sale sign.







Total area: approx. 81.6 sq. metres (877.9 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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