



Kelmscott Garth | Crossgates | LS15 8LB

£225,000

Two Bedroom Extended Semi-Detached Bungalow | Council Tax Band C | EPC Rating C

**Emsleys** | estate agents



\*\*\* WELL MAINTAINED \* SOLD WITH NO CHAIN \* FABULOUS REAR GARDEN \*\*\*

Presenting for sale this immaculate semi-detached bungalow. The property boasts a generous layout with well-proportioned rooms, including two double bedrooms, one reception room, and a conservatory to enjoy views of the magnificent rear garden which provides an ideal setting for outdoor relaxation or entertaining guests during the warmer months.

The accommodation briefly comprises; entrance lobby, living room, inner hall, dining room, extended kitchen, two DOUBLE bedrooms and a shower room. Outside to the front is a garden with a driveway offering off-road parking and a large rear garden.

Conveniently placed the property is just a short drive from 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 Pendas Way along with a railway station at Crossgates for a quick and smooth commute to LEEDS city centre. There is a new and exciting shopping and leisure complex at 'The Springs' close by PLUS Crossgates shopping district which offers a wide range of shops, banks, cafes, bars and restaurants.

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

## Ground Floor

### Hall

Enter through a hardwood door - an ideal spot for coats and shoes.

### Living Room 4.05m x 3.57m (13'3" x 11'9")

An elegant living room decorated in neutral themes. There is a feature marble fireplace incorporating a coal effect living flame gas fire. There are double – glazed windows to both side and front elevations and a central heating radiator.

### Inner Hallway

With a fixture under stair cupboard providing storage space and housing the utility meters.

### Dining Room 2.30m x 2.86m (7'7" x 9'5")

The dining room has ample space for a dining table and chairs. With a central heating radiator and window looking into the conservatory.

### Kitchen 2.70m x 2.97m (8'10" x 9'9")

The kitchen is fitted with a range of wall and base units with work surfaces over. A composite sink with a side drainer and mixer tap sits in front of a double-glazed window offering a lovely view of the rear garden. There is a cooker point, a plumbed space for a washing machine and space for a tall fridge/freezer. A hardwood entry door gives access to the conservatory.

### Conservatory 1.81m x 2.04m (5'11" x 6'8")

A lovely addition to enjoy views of the garden in the colder seasons. Of PVCu double-glazed construction with glass roof.

### Bedroom 1 3.91m x 3.05m (12'10" x 10'0")

Placed to the front elevation is a double bedroom fitted with a range of wardrobes providing hanging rails and storage solutions. Central heating radiator and a double-glazed window.

### Bedroom 2 3.33m x 3.05m (10'11" x 10'0")

A second good sized double bedroom with a central heating radiator and a double-glazed window placed to the rear elevation.

### Shower Room

The shower room comprises; walk-in shower cubicle with shower, a close coupled WC and a pedestal hand wash basin. There is a central heating radiator and obscure double-glazed window to the side elevation.

### Exterior

The front garden offers off-road parking via paved and gravelled areas. A pathway leads to the side and rear garden. The rear garden has to be seen to be appreciated. There is a large raised decked seating area to enjoy the morning sunshine, gravelled areas and pathways meandering amongst a lawned area with deep and well stocked flowerbed borders with established shrubs and trees. Furtherdown is a little seating nook offering a degree of privacy and to the bottom an almost secret garden area

which is adjacent to the old railway embankment with tall trees providing an attractive backdrop to the property.

### Directions

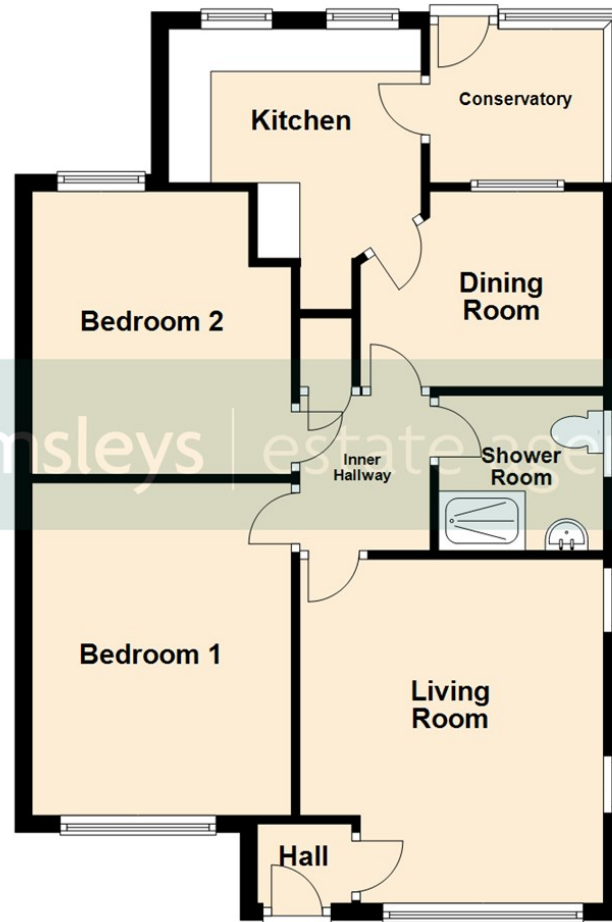
From the Crossgates office, proceed east along Austhorpe Road past the park and turn left onto Pendas Way at the mini-roundabout. Continue along Pendas Way taking the first available right hand turn into Kelmscott Garth where the property can be found on the right hand side.





### Ground Floor

Approx. 64.9 sq. metres (698.7 sq. feet)



Total area: approx. 64.9 sq. metres (698.7 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.



35 Austhorpe Road | Crossgates | Leeds | LS15 8BA  
t: 0113 284 0120 | [www.emsleysestateagents.co.uk](http://www.emsleysestateagents.co.uk)

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