



Hawkhill Gardens | Crossgates | LS15 7PT

£325,000

Extended Four Bedroom Semi-Detached House | Council Tax Band B | Epc Rating C

Emsleys | estate agents

*** FOUR BEDROOM SEMI-DETACHED HOUSE * EN-SUITE TO MASTER * CLOSE TO ALL LOCAL AMENITIES ***

This immaculate semi-detached property in a desirable location is now available for sale. Ideal for families, this home offers a comfortable and convenient lifestyle with easy access to public transport links and local amenities.

As you step into the property, you are greeted by a welcoming atmosphere that is sure to make you feel at home. The property features a FABULOUS kitchen/diner, ideal for preparing delicious meals for your loved ones. Additionally, there are three DOUBLE bedrooms (the master having an en-suite shower room) plus a single bedroom offering ample space for a growing family. Along with a modern features such as replaced interior doors, exterior lighting and power points, cctv this is sure to appeal to a variety of buyers.

The accommodation briefly comprises;- entrance porch, hallway, lounge, guest w.c, kitchen/diner and conservatory to the ground floor. To the first floor, two doubles and one single bedroom and a large family bathroom. To the second floor is the master bedroom with juliette balcony and en-suite shower room. Outside there is parking to the front and side and a rear garden with an extended garage.

Ideally placed to take advantage of all local amenities in Crossgates shopping centre including local banks, post office and railway station. The commuter has the advantage of good public transport links both to the city centre and surrounding areas, the M1 motorway network and the main arterial roads are just a short distance away.

Viewing is recommended to appreciate the accommodation and location on offer.

Ground Floor

Entrance Porch

A useful addition with space to kick off muddy wellies or store pushchairs! PVCu double-glazed windows and entry door.

Entrance Hall

The welcoming hallway has original 1930's leaded stained glass panels to the entry door and side windows and 'Lincrusta' decorative wall panelling. Laid with Kardean hardwood flooring that continues through to the kitchen/diner. Useful storage cupboards are situated to the under stair area which also houses the central heating boiler.

Living Room 4.60m x 3.94m (15'1" x 12'11")

A warm and inviting living room with a central heating radiator and recessed living flame gas fire to the chimney breast. A double-glazed bay window overlooks the front garden.

Kitchen/Diner 5.49m x 4.37m max (18'0" x 14'4" max)

The kitchen and former dining room have been opened to create this fabulous kitchen/diner which would be the true heart of any home.

Fitted with a modern range of light grey gloss fronted wall and base units with wood grain effect work surfaces over and a matching breakfast bar island providing an extra seating area when entertaining. Integrated appliances include a range cooker, an eye-level microwave, dishwasher, a tall fridge/freezer and a washing machine! In addition there is an inset composite sink with side drainer and mixer tap, large pan drawers, feature kickboard and counter top lighting, two vertical contemporary radiators, downlights to the ceiling and a PVCu entry door giving direct access to the rear garden. Sliding patio door open to the;-

Conservatory 2.95m x 2.69m (9'8" x 8'10")

Having been made season proof by adding a tiled roof and radiator this is a lovely addition to enjoy views of the garden or use as a more formal dining space. There are downlights to the ceiling, multiple power points and an aerial for a wall mounted TV. PVCu double-glazed French windows open to the garden.

Guest WC

Fully tiled in modern ceramics the ground floor w.c is fitted with a close coupled w.c and hand wash basin with vanity storage. Extractor fan, downlights to the ceiling and a heated towel rail. An additional storage cupboard provides power and light.

First Floor

Landing

With original leaded stained glass window to the side elevation and access to the first floor bedrooms and house bathroom. A staircase rises to the second floor.

Bedroom 2 3.23m x 3.38m (10'7" x 11'1")

A spacious double bedroom with a central heating radiator and double-glazed bay window overlooking the front garden. Downlights to the ceiling, power point and aerial for wall mounted t.v.

Bedroom 3 3.45m x 3.20m (11'4" x 10'6")

A second double bedroom with a fitted triple wardrobe to one wall providing hanging rails and storage. A double-glazed window to the rear, central heating radiator, power point and aerial for a wall mounted t.v and down lights to the ceiling.

Bedroom 4 2.11m x 1.88m (6'11" x 6'2")

A single bedroom with a window to the front, a central heating radiator and a second telephone point and outside aerial for home workers.

Bathroom 2.47m x 2.18m (8'1" x 7'2")

Fully tiled in modern ceramics and having the benefit of under floor heating the family sized bathroom comprises;- a free standing double ended bathtub, a quadrant walk-in shower enclosure served with a mains fed shower, a pedestal hand wash basin and a low flush w.c. Double-glazed window to the rear, a heated towel rail and extractor fan.

Second Floor

Landing

Window to the side elevation.

Master Bedroom 5.38m x 4.66m (17'8" x 15'3")

The master suite is a fabulous size, spanning the entire width of the property with a central heating radiator, under eaves and over stair storage cupboards, downlights to the ceiling, t.v aerial point and a Velux window to the front. PVCu French doors open to the rear and the juliette balcony - a perfect spot to enjoy a morning coffee! A door leads to;-

En-suite Shower Room

Fully tiled with down lights to the ceiling the shower room comprises;- a walk in shower enclosure served by a mains fed shower, a close coupled w.c and a pedestal hand wash basin. In addition there is under floor heating, a heated towel rail, a window to the rear and an extractor fan.

Exterior

The property is accessed to the front via the block-paved driveway which provides off-road parking for three or four cars. There are planted flower beds to the boundary and inset feature lighting to the driveway making it easy to park in the darker months. The side of the property is enclosed with double gates where the driveway continues to the extended garage which has an up and over door, power and light. The rear garden offers a large block paved patio, exterior water supply and power points, security lighting and cctv. A raised lawned area provides a second paved patio which is perfect for enjoying those longer summer evenings.

Directions

From the Crossgates office, proceed along Austhorpe Road and proceed along to the traffic lights. Turn right and then take the first exit at the roundabout onto Crossgates Road. Take the first available right turn across the dual carriage way and continue onto Hawkhill Drive. Take the first turning right onto Hawkhill Gardens where the property can be found on the right and identified by our 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.

35 Austhorpe Road | Crossgates | Leeds | LS15 8BA
t: 0113 284 0120 | www.emsleysestateagents.co.uk

Emsleys | estate agents