



Lulworth Drive | Crossgates | LS15 8PE

£285,000

Three Bedroom Semi-Detached Bungalow | Council Tax Band C | Epc Rating D

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*** THREE BEDROOM BUNGALOW * IMMACULATE THROUGHOUT * MASTER WITH EN-SUITE * DETACHED GARAGE***

This THREE BEDROOM SEMI-DETACHED BUNGALOW offers modern and smart accommodation with the benefit of both PVCu windows and doors and gas central heating. The bungalow sits on a good sized plot and has ample parking for multiple vehicles, caravan or motor home. The property is situated within a very popular estate, properties here sell fast!

The accommodation briefly comprises: extended kitchen, hallway, living room, bathroom and two DOUBLE bedrooms to the ground floor. To the second floor a large master bedroom with en-suite facilities. Outside there are gardens on three sides, a large parking area to the side and a detached 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 A6120 Halton Ring 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.

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

Ground Floor

Kitchen/Diner 2.97m x 4.83m (9'9" x 15'10")

Enter through a PVCu entry door to the side. Fitted with a range of oak effect, shaker style wall and base units with contrasting work surfaces over. Built under electric oven with hob and extractor hood over. Integrated dishwasher, inset composite sink with side drainer and mixer tap, plumbed space for a washing machine. Space for a tall or american style fridge/freezer and concealed central heating boiler. Downlights to the ceiling, central heating radiator and double-glazed windows to the side and rear.

Inner Hallway

Access to ground floor rooms and bathroom.

Living Room 4.57m x 3.96m (15'0" x 13'0")

A generous living room with a double-glazed bay window overlooking the front garden and central heating radiator. There is a modern open fireplace with slate hearth which can accommodate a log burner if desired (the seller informs us that the existing log burner will be removed). A staircase rises to the first floor and master bedroom.

Bedroom 2 3.71m x 3.66m (12'2" x 12'0")

A second double bedroom placed to the rear elevation with a central heating radiator and a double-glazed French doors giving access to the rear garden.

Bedroom 3 3.08m x 2.79m (10'1" x 9'2")

A third double bedroom, placed to the front, with a central heating radiator and a double-glazed window.

Bathroom

The bathroom is fully tiled in modern ceramics and fitted with a white three piece suite which comprises; panelled bath, a concealed cistern w.c and hand wash basin inset to a vanity storage unit. Ladder style central heating radiator, double-glazed window to the side elevation, inset spotlights and an extractor fan.

First Floor

Master Bedroom 6.76m x 3.24m (22'2" x 10'8")

The master bedroom runs almost the length of the house and offers a dormer window to the rear elevation, a skylight window to the front, power sockets and t.v aerial points and a central heating radiator. A useful under eaves cupboard provides extra storage.

En-suite Shower Room

Fitted with a three piece white suite which comprises;- shower area served with a mains fed shower with 'rainfall' attachment, a pedestal hand wash basin and a low flush w.c. Ladder style heated towel rail and a skylight window is placed to the rear elevation.

Exterior

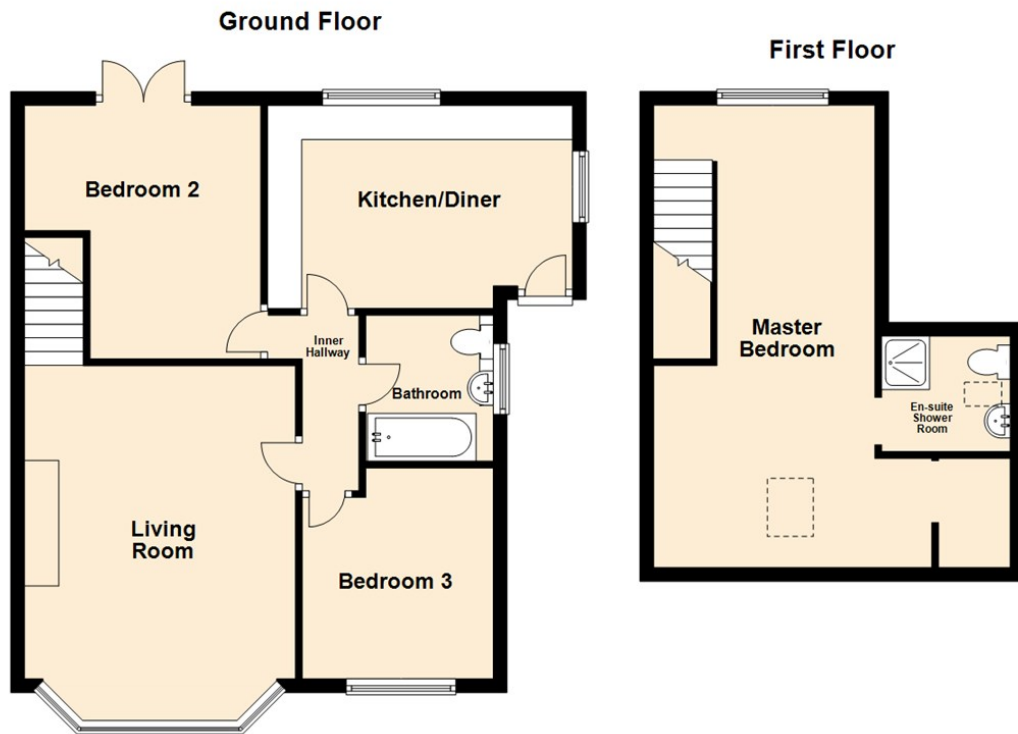
To the front, the garden has a small lawn with a low

maintenance gravelled parking area accessed by double wrought iron gates. A boundary wall encloses the perimeter and is planted with a laurel hedge. The driveway could easily accommodate several cars, a caravan or motor home. To rear there is a two tiered garden with indian stone paving and steps leading to the lower level where there is a large seating area with a high wall allowing a degree of privacy. The garage is placed to the side of the plot and access is either by the pedestrian door from the garden or by the up and over door which opens to Kingswear Crescent.

Directions

From the Crossgates office, proceed along Austhorpe Road to the traffic lights and turn left onto Station Road. Proceed onto Halton Ring Road and after the next set of traffic lights turn left onto Whitkirk Lane. Turn left onto Kingswear Crescent and continue down the hill where the property can then be found on the left hand side on the corner of Lulworth Drive and Kingswear Crescent.





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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