



Maggie Barker Avenue | Crossgates | LS15 8FH

£399,995

Four Bedroom Detached House | Council Tax Band D | EPC Rating B

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### \*\*\* A FOUR BEDROOM DETACHED HOUSE ON A CORNER PLOT WITH EXTRA PARKING \*\*\*

This executive four bedroom detached home sits in the sought after Limes development and has remaining NHBC warranty which runs to 2029. The current owners have converted the garage to create a second living room complete with a log burning stove. The property sits on a corner plot and benefits from a wrap around garden with extra parking created to the front.

The property briefly comprises; entrance hall, living room, sitting/dining room, dining kitchen and a guest WC to the ground floor. The first floor has four double bedrooms (one with en-suite shower facilities) and a family bathroom. Outside to the front is a parking apron providing off-road parking. The rear and side garden is enclosed and offers a lawn and large patio.

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. A great choice of local primary and secondary schools nearby along with good public transport links just a short walk away on Manston Lane. A railway station at Crossgates gives 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 to arrange your viewing \*\*\*

#### Ground Floor

##### Entrance Hall

A composite front access door opens into an entrance hall which is laid with marble effect ceramic floor tiles which continues throughout the hallway and kitchen. A staircase rises to the first floor, central heating radiator and access to the ground floor rooms.

##### Guest WC

Complete with pedestal hand wash basin and concealed cistern w.c, central heating radiator and an extractor fan.

##### Kitchen/Diner 4.57m x 2.67m (15'0" x 8'9")

Fitted with natural coloured wall and base units with wood grain effect work surfaces over with matching upstands and attractive splash tiling. Integrated appliances include a

built under electric oven with a stainless steel gas hob, splashback with extractor hood over. a dishwasher and a tall fridge/freezer. There is a one and a half bowl stainless steel sink with a side drainer and mixer tap plus a plumbed space for a washing machine. There is ample space for a dining table and chairs with a view over the front garden through the box bay window.

##### Sitting/Dining Room 3.18m x 4.70m (10'5" x 15'5")

Currently used as a playroom the room is laid with wood grain effect laminate flooring, has a central heating radiator and French doors giving direct access to the rear garden.

##### Living Room 4.35m x 3.00m (14'3" x 9'10")

Converted from the garage the living room is laid with herringbone style wood grain effect laminate flooring, has a central heating radiator and the added luxury of a wood burning stove. A double-glazed window overlooks the front.

##### Store Room

Housing the central heating boiler and having space for an extra appliance such as a dryer or fridge/freezer. Access to the rear garden through a composite entry door.

##### First Floor

##### Landing

Having the benefit of two store cupboards, handy for airing laundry or storing linens and towels. A loft hatch with pull down ladder gives access to the roof space which is boarded for storage purposes.

##### Master Bedroom 4.95m x 3.02m (16'3" x 9'11")

A double bedroom with a central heating radiator and double-glazed window to the front. A second loft hatch again with a pull down ladder gives access to the roof space which is again boarded for storage purposes.

##### En-suite Shower Room

Tiled in modern grey ceramics the en-suite comprises;- a walk in shower enclosure fitted with a mains fed shower, a pedestal hand wash basin and a concealed cistern w.c. A double-glazed window to the rear, central heating radiator and extractor fan.

##### Bedroom 2 4.50m x 2.54m (14'9" x 8'4")

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

##### Bedroom 3 3.25m x 2.67m (10'8" x 8'9")

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

##### Bedroom 4 2.97m x 1.93m (9'9" x 6'4")

A smaller double bedroom used currently as an office space. Central heating radiator and a double-glazed window to the rear.

##### Bathroom

The family bathroom is fully tiled in modern grey ceramics and comprises;- a panelled bath with a mains fed shower and glass screen over, a wall hung hand wash basin and a concealed cistern w.c. A double-glazed window to the front, a central heating radiator and an extractor fan.

##### Exterior

To the front of the property is a smaller buffer garden with lawn. The current owners have created extra off road parking (enough for three vehicles) with an Indian stone laid parking apron. The side and rear garden has to be seen to be appreciated. Fully enclosed with a boundary wall which extends around the perimeter. The rear garden is landscaped and provides a shaped Indian stone patio along with a large artificial lawn with timber edged raised flower beds. The garden is fully south facing and enjoys day long sunshine. Extras include a sun awning to the patio, exterior power sockets and water supply and a superb brick built BBQ.

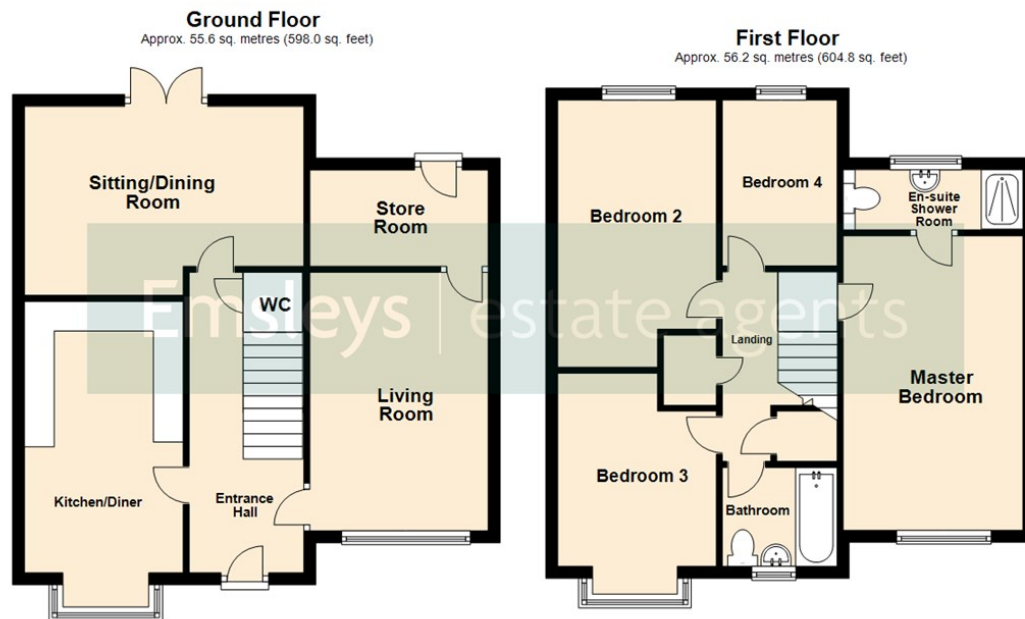
##### Directions

From our Crossgates office on Austhorpe Road head east, passing Manston Park. Head straight on at the mini-roundabout and take the first right onto Ethel Jackson Road and then the second right onto Olive Yeates Way, continue to the 'T' junction and turn right onto Maggie Barker Avenue where number the property can be found further along on the right.

##### Agents Note

There is a communal maintenance charge for the upkeep of three communal parks on the development.





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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