



Ring Road | Crossgates | LS15 7QE

£290,000

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

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**\*\*\*AN EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE \*  
IMMACULATE CONDITION WITH GARAGE AND ENCLOSED  
REAR GARDEN\*\*\***

The property offers extended ground floor accommodation with a fabulous open plan social kitchen diner. Immaculately presented throughout offering stylish and ready to move into accommodation, having the benefit of PVCu double-glazing, gas central heating, replacement interior doors and a large family bathroom. A good sized rear garden, garage and ample parking to the front this lovely home can only be appreciated by a personal inspection.

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.

The accommodation briefly comprises to the ground floor; entrance hall, lounge, utility room and extended kitchen/diner with access to the rear garden. To the first floor are three bedrooms and a gorgeous family bathroom. To the outside there is off-road parking to the front via the smart driveway which continues to the garage and to the rear a fully enclosed garden with multiple seating areas..

Viewing is essential to appreciate the standard and size of the accommodation on offer.

## Ground Floor

### Entrance Hall

Enter to a welcoming hallway through a composite door with side window. The hallway is laid with attractive Victorian style cushion flooring and has wood panelling to the staircase, a central heating radiator, window to the side and a staircase rising to the first floor.

### Lounge 3.96m x 3.76m (13'0" x 12'4")

Stylishly presented with an art deco theme the present

owner has done a wonderful job of maintaining original features such as the 1930s tiled fireplace which incorporates a modern coal effect living flame gas fire. A large curved bay window to the front floods the room with morning sunlight. Central heating radiator and coving to the ceiling.

### Kitchen/Diner 3.76m x 3.43m (12'4" x 11'3")

The former dining room has been cleverly transformed into a spacious kitchen with a central island unit. With classic shaker style wall and base units having solid wood worktops one of which incorporates a stainless steel sink with side drainer and mixer tap. Integrated cooking appliances include a built under double electric oven with a gas hob and chimney style extractor hood over. In addition there is space for a tall fridge/freezer.

The kitchen is laid with wood grain effect laminate flooring throughout and has down-lights to the ceiling. The room opens to:-

### Dining Area 2.23m x 3.45m (7'4" x 11'4")

Creating a second sitting area and open to the kitchen this space could be used as a more formal dining area with ample space for a family dining table and chairs. With wonderful views and direct access to the rear garden.

### Utility room 2.92m x 2.21m (9'7" x 7'3")

Some of the former kitchen has been retained and repurposed to create a large utility room with white wall and base units with contrasting counter space with a white composite sink with side drainer and mixer tap over. Plumbed space for a washing machine and space for a tumble dryer. Extra storage is available in the traditional pantry cupboard which has the original 'cold' slab, shelving and a window to the side.

## First Floor

### Landing

With a window to the side and a loft hatch providing access to the roof space.

### Bedroom 1 3.96m x 3.45m (13'0" x 11'4")

A double bedroom fitted with a range of wardrobes to two walls providing hanging rails and storage solutions.

Central heating radiator and a bay window overlooking the front garden.

### Bedroom 2 3.81m x 3.20m (12'6" x 10'6")

A second double bedroom with wall light points, a central heating radiator and window overlooking the rear garden.

### Bedroom 3 2.41m x 2.13m (7'11" x 7'0")

A single bedroom with window to the front and a central heating radiator.

## Bathroom

Beautifully tiled in modern soft grey ceramics the bathroom is fitted with a four piece suite which comprises:- a panelled bath, a separate walk in shower enclosure served by an electric shower, a pedestal hand wash basin and a close coupled w.c. A built in cupboard houses the central heating boiler and provides storage space for linens and towels. Down-lights to the ceilings, a ladder style heated towel rail and extractor fan.

## Exterior

The property is accessed at the front where the garden offers planted flower beds and a super smart paved area with a tarmac driveway providing ample off road parking. The driveway continues to the side and leads to the garage which has an up and over door, power and light.

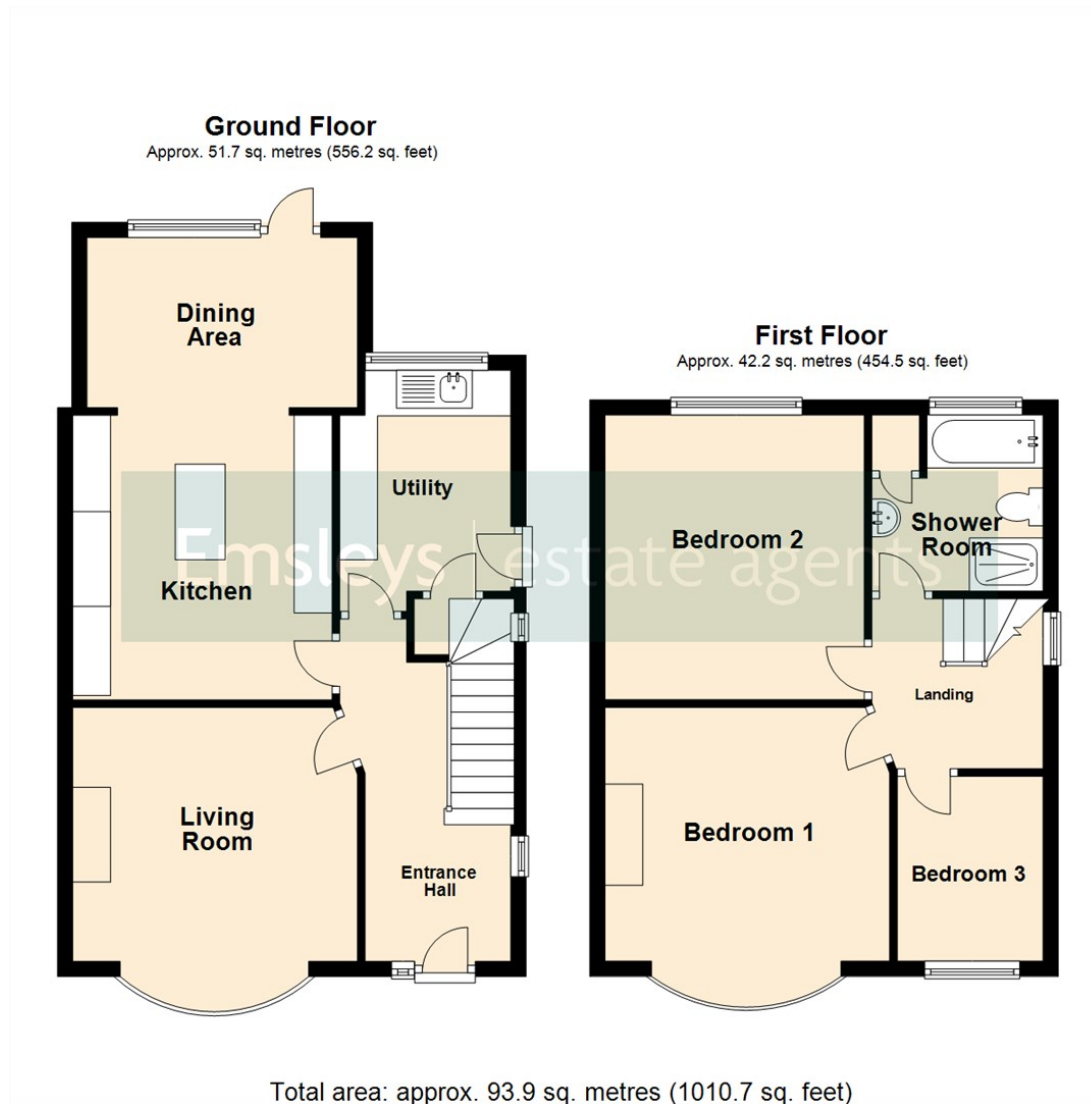
The rear garden is fully enclosed and immaculately presented! The sellers have created a tranquil oasis with a manicured lawn and well stocked planted borders with a variety of shrubs and perennials. There is a large composite decked seating area adjacent to the house which enjoys plenty of afternoon and evening sunshine plus a second seating area created at the bottom of the garden which extends behind the garage and has a brick bbq area and a timber storage shed.

## Directions

From the Crossgates office proceed along Austhorpe Road and at the traffic lights turn right and take the third exit onto Crossgates Rig Road. Proceed along, where the property can be found on the left hand.







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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