



Pendas Way | | LS15 8LA

£155,000

Two bedroom ground floor maisonette | Council Tax Band B | EPC Rating C

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\*\*\*JUST LIKE A BUNGALOW. SOUGHT AFTER LOCATION. WELL PRESENTED. ENCLOSED GARDEN & GARAGE.\*\*\*

A lovely ground floor maisonette which boasts an impressive layout with ample space, making it an ideal residence for a variety of potential buyers.

The property comprises of two well-proportioned bedrooms, a wetroom, and a fitted kitchen. The kitchen is designed to cater to all your culinary needs with a blend of practicality.

Adjacent to the kitchen is a reception room, serving as a perfect space for relaxing and entertaining guests. This room's inviting ambience provides a comfortable setting with feature bow window to the front.

One of the key features of this property is the invaluable single garage, providing secure parking or additional storage options. To the rear of the property, you'll find an enclosed large pleasant garden, a delightful space to enjoy the outdoors and create your own haven of tranquillity.

The maisonette is located in a highly sought after location with excellent public transport links, ensuring easy commuting. Additionally, local amenities are within a short distance, adding to the convenience of this location.

This property combines style with functionality, offering a quality lifestyle for its future owners. The property's unique character, coupled with its favourable location, creates an opportunity not to be missed. We invite you to explore the potential this maisonette offers and look forward to arranging your viewing.

### Porch

PVCu double glazed windows and entrance door, wood flooring, cupboard housing boiler. Glazed door to hall.

### Hall

Single panel central heating radiator, wood flooring and oak internal doors to rooms.

### Kitchen 2.64m x 2.72m (8'8" x 8'11")

Having a range of gloss fronted cream units, worksurfaces and splashback tiling. One and half bowl sink and drainer, space for cooker, fridge freezer and plumbing for washing machine. Tiled flooring, double panel central heating radiator and PVCu double glazed window with extractor fan.

### Lounge 5.66m x 3.51m (18'7" x 11'6")

PVCu double glazed bow window to front aspect, focal fireplace with coal effect gas fire and double panel central heating radiator with coving to ceiling.

### Bedroom 4.63m x 3.51m (15'2" x 11'6")

PVCu double glazed bow window to rear aspect and single panel central heating radiator with coving to ceiling..

### Bedroom 2.64m x 2.77m (8'8" x 9'1")

PVCu double glazed window to rear aspect and single panel central heating radiator beneath. Coving to ceiling.

### Wet Room

Fully tiled walls with shower, pedestal wash hand basin and push flush WC. Chrome central heated towel warmer and cupboard. Single glazed frosted window.

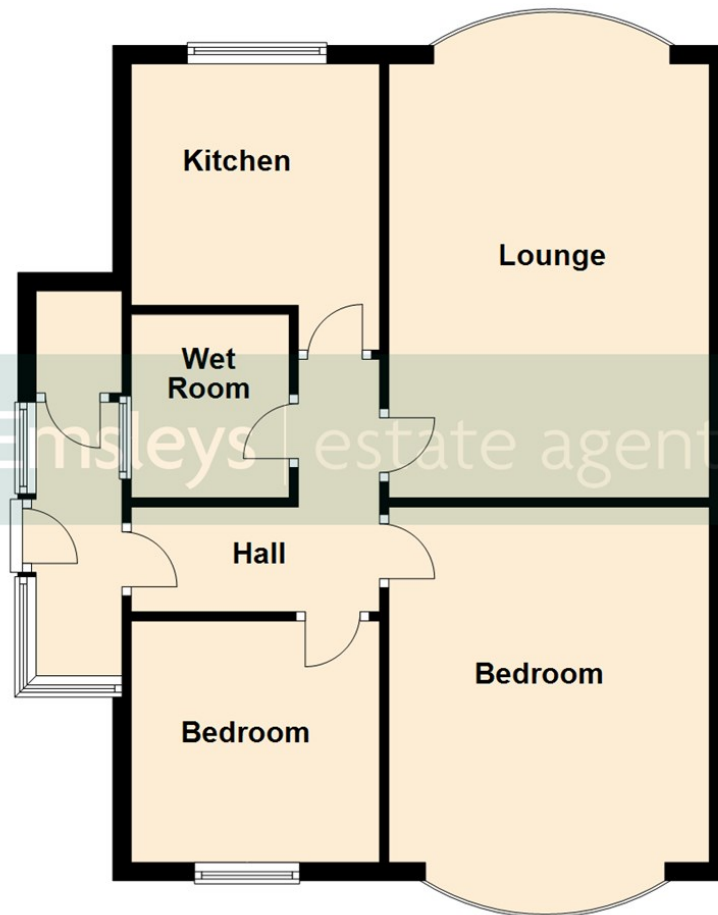
### Exterior

Having an enclosed garden which is of good size to the rear which belongs to the property with private access. Mainly lawned with flagged or block paving having a timber summer house. There is a shared drive to the side leading to a single garage enbloc with roller shutter door.



## Ground Floor

Approx. 60.2 sq. metres (648.2 sq. feet)



Total area: approx. 60.2 sq. metres (648.2 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.



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