



Ring Road | Crossgates | LS15 8RF

£375,000

Four Bedroom Semi-detached House | Council Tax Band C | EPC Rating C

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FOUR BEDROOM SEMI-DETACHED HOUSE * ABSOLUTELY STUNNING THROUGHOUT * HIGH SPECIFICATION * MUST BE VIEWED TO APPRECIATE THE STANDARD ON OFFER ***

We are proud to present this immaculate semi-detached property, currently listed for sale. Boasting an array of outstanding features, this home is an excellent choice for families seeking a luxurious lifestyle. The property's condition is simply impeccable, making it a move-in ready gem having had a replacement boiler (2022) with a 5 year warranty and replacement windows (2018) with a 10 year warranty (both subject to terms).

The property features four generously sized bedrooms and a single, magnificently presented bathroom. The open plan kitchen is a notable highlight, complete with an island that provides additional space for preparing meals and entertaining guests plus bi-fold doors giving direct access to the garden.

Outside, the garden is a sight to behold and provides a tranquil retreat. Thoughtfully landscaped, it is not overlooked, offering the ideal space for outdoor enjoyment in complete privacy. A beautiful summer house/bar resides in the garden along with a composite decked seating area - ideal for 'al-fresco dining.

Additionally, this home offers a brick built garage and a resin driveway, ensuring ample parking space. The presence of these features enhances the property's appeal, demonstrating the comprehensive thought put into its design.

The property benefits immensely from its ideal location. It is well-served by public transport links, making daily commuting a breeze. Furthermore, the proximity to local amenities and schools makes it highly convenient for families with children.

In summary, this is a truly special home with unique features designed for families. It is the perfect blend of luxury, comfort, and practicality. Don't miss out on this wonderful opportunity.

Contact us for more details or to arrange a viewing.

Ground Floor

Entrance Hall

Enter through the composite modern door way to the welcoming hallway. Having modern panelling to the walls and laid with Karndean luxury flooring which continues through to the dining kitchen. A staircase rises to the first floor there is a window placed to the side and a central heating radiator.

Guest W.C

Fitted with a white close coupled w.c and a hand wash basin with vanity storage. Window placed to the front.

Living Room 3.38m x 3.92m (11'1" x 12'10")

A beautifully presented lounge with modern decorative themes and acoustic wood slat wall panelling. Built in cupboards to both chimney breast recesses, oak beam mantel, power & aerial points for a wall mounted t.v, central heating radiator and a large bay window overlooking the front garden.

Kitchen/Diner 5.92m x 4.22m (19'5" x 13'10")

Absolutely stunning. Designed and fitted with a range of white gloss fronted full height, wall and base units with solid 'butcher block' style counter tops and a matching island units which has a mixture of corian work surfaces and solid wood breakfast bar. The island incorporates the sink with mixer tap over. Integrated appliances include a dishwasher and microwave and there is space for a semi-integrated washing machine, a range cooker and an american style large fridge/freezer. A window over looks the garden and a triple bi-fold door with perfect fit blinds gives direct access. The whole space is laid with Karndean luxury flooring, there are down lights to the ceiling and a central heating radiator.

First Floor

Landing

Window to the side and staircase with contemporary oak balustrade and chrome spindles rises to the second floor.

Bedroom 1 3.48m x 3.41m (11'5" x 11'2")

A double bedroom fitted with sliding mirror fronted wardrobes which provide hanging rails, drawers and storage solutions along with a power and t.v. aerial point. Central heating radiator and large bay window to the front.

Bedroom 2 3.96m x 3.41m (13'0" x 11'2")

A second double bedroom with a range of fitted robes to the chimney breast recesses with matching dressing table and mirror. Power and t.v aerial point for a wall mounted t.v. Central heating radiator and window overlooking the rear garden.

Bedroom 3 3.00m x 2.26m (9'10" x 7'5")

A good sized single bedroom with central heating radiator, t.v. aerial point and window to the front.

Bathroom 2.54m x 2.41m (8'4" x 7'11")

Absolutely stunning! This contemporary bathroom offers a free standing bath, a close coupled w.c and a floating storage unit with counter top and inset hand wash basin which has a sensor controlled LED vanity mirror over. Heated ladder style radiator and two windows to the side and rear.

Second Floor

Landing

Bedroom 4 6.10m x 4.30m (20'0" x 14'1")

Having been extended to the gable end and to the rear with a large

dormer this is a fabulous sized room. Laid with wood grain effect laminate flooring to one side (ideal for a dressing area) and carpet to the other side. The space offers good potential to easily create an ensuite shower room. Two dormer windows to the rear and a skylight window to the front along with a very useful, large under eaves storage cupboard.

Exterior

The property is accessed to the front where the resin laid driveway provides off road parking for two vehicles and continues to the side where double gates open to give access to the rear and to the brick built garage. The garage has a pitched and tiled roof, an up and over door, power and light.

The rear garden has been fully landscaped by the present owner and really has to be seen to be appreciated. Having the benefit of not been overlooked there is a high degree of privacy. Indian stone paving wraps around the property to the rear of the house and provides a large patio seating area. There is an artificial lawn (ideal for children) and a low maintenance timber edged gravelled area which in turn gives way to a large composite decked seating area with ample space for a family sized garden table or patio furniture. The decking is adjacent to a brilliant summer house which is currently used as a bar - ideal for those long summer evenings! In addition there are external power points and security lighting and water supply.

Directions

From the Crossgates office, proceed along Austhorpe Road to the traffic lights and turn right. At the roundabout take the third exit onto Ring Road Crossgates. Proceed to the roundabout, and take the fourth exit back onto Ring Road Crossgates, where the property can be found on the left hand side identified by the Emsleys 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.



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