



Barnard Way | Pendas Fields | LS15 8UX

£280,000

Three bedroom detached bungalow | Council Tax Band D | EPC rating D

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*** THREE BEDROOM DETACHED BUNGALOW. IN NEED OF MODERNISATION BUT VERY WELL MAINTAINED. NO ONWARD CHAIN***

Placed in a quiet cul-de-sac in the ever popular Pendas Fields, this spacious bungalow offers well maintained accommodation with PVCu double-glazing and gas central heating. Offering an opportunity to modernise to your own taste the bungalow has well proportioned accommodation with gardens to both the front and rear.

The accommodation briefly comprises to the ground floor; entrance hall, spacious living room, fitted kitchen, three bedrooms, bathroom and separate WC. Outside there is a driveway providing off road parking to the front and a lawned garden to the rear.

The location is close 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 Smeaton Approach and a railway station at Crossgates for a quick and smooth commute to LEEDS city centre. Crossgates shopping district is a short distance away and offers a wide range of shops, banks, cafes, bars and restaurants PLUS the new and exciting shopping and leisure complex at 'The Springs' complete with an Odeon cinema, M&S Food Hall & Next and much more just a five minute car ride away.

Call now to book your viewing

Ground Floor

Entrance Hall

Enter the property through a PVCu double-glazed side door to the entrance hall which is laid with wood grain effect laminated flooring and offers a central heating radiator and fixture cloaks cupboard.

Living Room 5.11m x 3.51m (16'9" x 11'6")

A spacious reception room which can be easily zoned into living and dining areas. Two central heating radiators and a double-glazed window to the front.

Kitchen 2.59m x 3.51m (8'6" x 11'6")

Fitted with a range of oak wall and base units with roll top work surfaces over which incorporate a stainless steel sink with side drainer. A range oven with a gas hob, space and plumbing for a washing machine and space for a tall fridge/freezer. Central heating radiator and double-glazed window and entry door give access to the side.

Bedroom 1 3.28m x 3.51m (10'9" x 11'6")

A double bedroom laid with wood grain effect laminate flooring, a double-glazed window overlooking the rear garden and a central heating radiator.

Bedroom 2 3.86m x 2.62m (12'8" x 8'7")

A second double bedroom again laid with laminate flooring with a double-glazed window to the front and a central heating radiator.

Bedroom 3 2.41m x 2.64m (7'11" x 8'8")

A single bedroom with a double-glazed window to the rear and a central heating radiator.

Wet Room

The wet room is currently adapted for mobility needs and comprises;- a showering area with electric shower and a pedestal hand wash basin. Central heating radiator and a double-glazed window to the side.

WC

Fitted with a low flush WC and a vanity hand wash basin. Double-glazed window to the side.

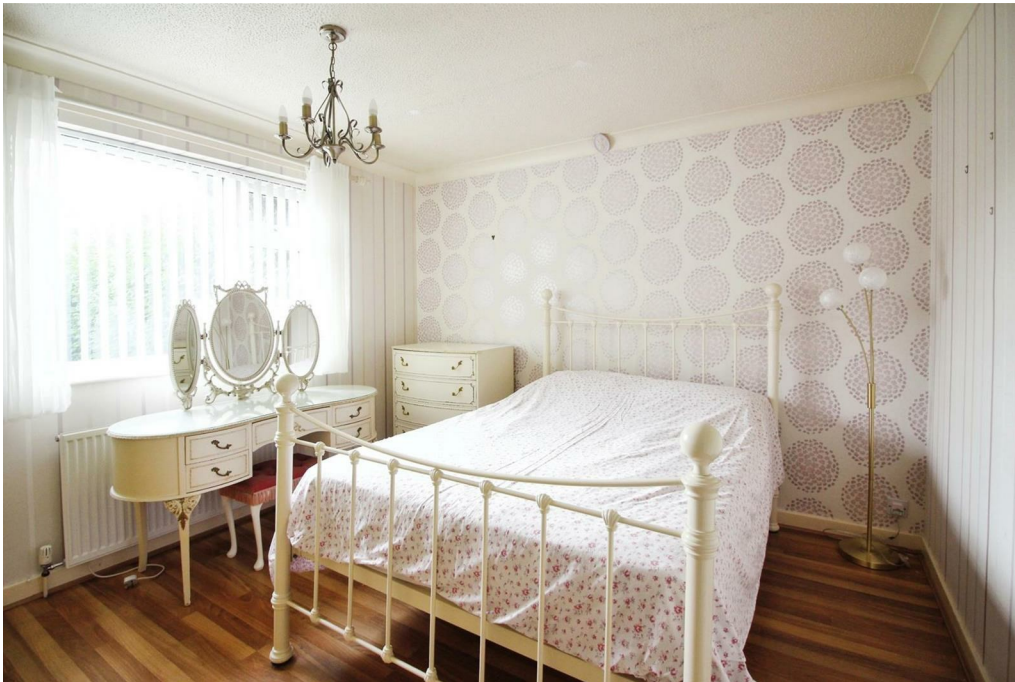
Exterior

The property is accessed at the front where there is a lawned area and a paved driveway providing off-road parking. The rear garden is mainly laid to lawn with a patio seating area and boundary Laurel hedge.

Directions

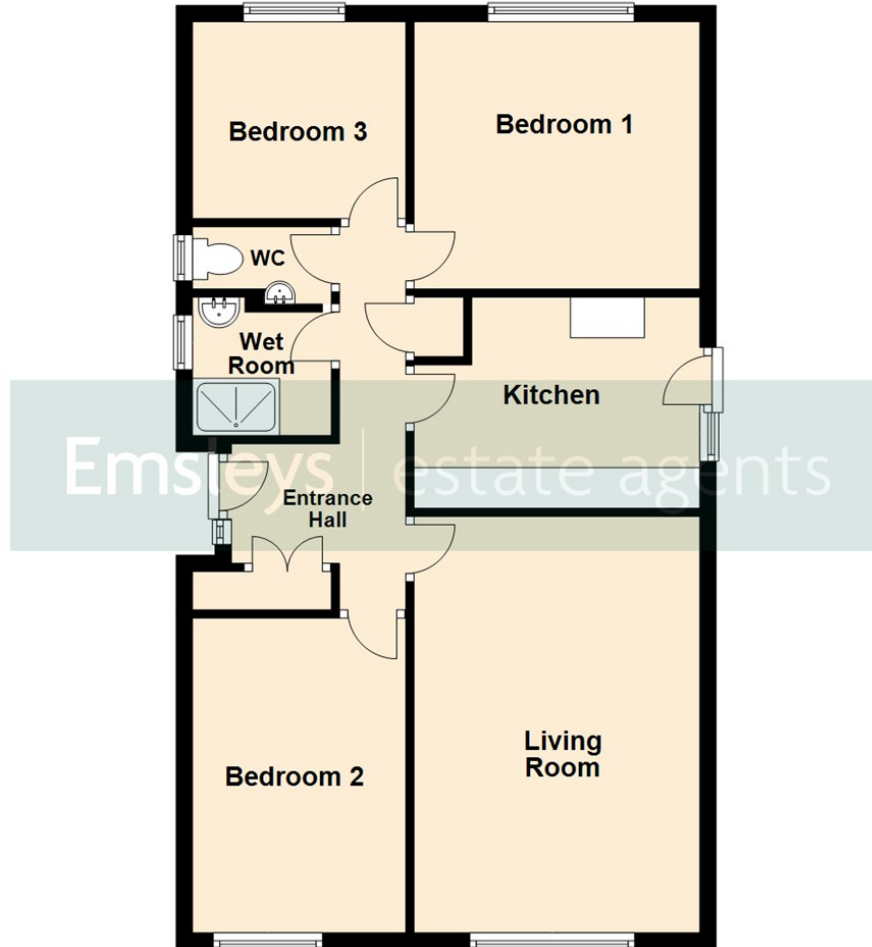
From the Crossgates office, proceed along Austhorpe Road, passing the park on the left hand side. To the painted roundabout and straight ahead onto Manston Lane. Turn left onto Sandreas Way. At the junction, turn left onto Smeaton Approach and then turn right staying on Smeaton Approach. Take the next right onto Barnard Way and follow the road at the fork to the left where the property can be

found on the right hand side indicated by the Emsleys For Sale board.



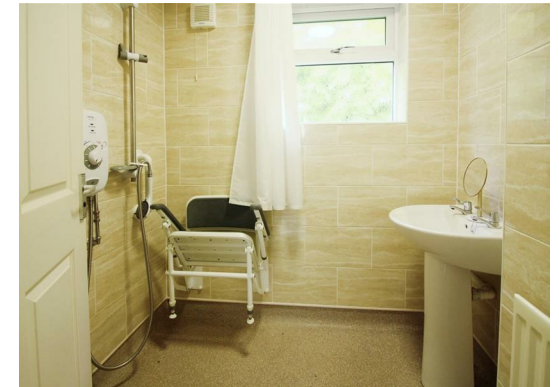
Ground Floor

Approx. 69.8 sq. metres (751.8 sq. feet)



Total area: approx. 69.8 sq. metres (751.8 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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