



Hansby Avenue | | LS14 6LE

£200,000

Three Bedroom Semi-Detached House | Council Tax Band A | EPC rating TBC

Emsleys | estate agents

*****THREE BEDROOM SEMI-DETACHED HOUSE WITH LOVELY MODERN KITCHEN & GREAT GARDEN *****

Not to be missed, this semi-detached property would suit a range of buyers and is set on a popular residential estate with good local amenities. The property offers well proportioned accommodation throughout with a recently remodelled kitchen being the highlight of the home. A lovely replaced composite door to the front along with PVCu double-glazing and gas central heating.

The accommodation briefly comprises; entrance hall, large through lounge/diner, fitted kitchen, side entrance hall and store to the ground floor. To the first floor there are three DOUBLE bedrooms along with the house bathroom. Outside there are front and rear enclosed gardens.

The location is on the LS14/LS15 border and conveniently placed for commuters requiring access to Leeds, Wetherby and York, with main arterial roads providing access to surrounding districts and motorway networks, including the A1/M1 link road. The A64 offers routes to the shopping centres available at Killingbeck and Seacroft which has a bus station and there are a wealth of amenities available at Crossgates including a local railway station.

This property MUST be viewed to appreciate the size of accommodation on offer!

*** Call now 24 hours a day, 7 days a week to arrange your viewing ***

Ground Floor

Entrance Hall

Enter through a composite door to the hallway with central heating radiator and staircase rising to the first floor.

Lounge/Dining Room 6.48m x 3.66m (21'3" x 12'0")

A large through reception room that can easily be zoned into living and dining areas. Central heating radiators and a dual aspect with PVCu French doors giving direct access to the enclosed rear garden.

Kitchen 2.91m x 3.20m (9'7" x 10'6")

Replaced in 2022 this lovely stylish space is ideal for

entertaining and every day life. Fitted with a comprehensive range of shaker style wall and base units with complimentary work surfaces over. A ceramic sink with side drainer and mixer tap sits under one of two double-glazed windows overlooking the rear garden. Integrated appliances include a built-under electric oven with electric hob and extractor hood over, integrated dishwasher and tall fridge/freezer. In addition there is space and plumbing for a washing machine.

Side Vestibule 2.34m x 1.73m (7'8" x 5'8")

Access to the side of the property through a composite door, further fitted base units to match the kitchen with wood grain effect work surfaces over. A walk in cupboard provides space for household utility items and an under stair cupboard provides even more storage. Central heating radiator and double-glazed window to the side.

First Floor

Landing

With a double-glazed window to the side and loft hatch giving access to the roof space. A cupboard provides storage for linens and towels etc.

Bedroom 1 3.38m x 3.71m (11'1" x 12'2")

A double bedroom with a bulk head storage cupboard, central heating radiator and a double-glazed window to the front elevation.

Bedroom 2 2.91m x 3.26m (9'7" x 10'8")

A second double bedroom again with a central heating radiator and a double-glazed window placed to the rear and a fixture walk in wardrobe.

Bedroom 3 3.38m x 2.00m (11'1" x 6'7")

A large single or smaller double bedroom with a central heating radiator and a double-glazed window to the front elevation.

Bathroom

Being fully tiled in white ceramics the bathroom comprises;- panelled bath with electric shower and screen over, a pedestal hand wash basin and a low flush WC. A double-glazed window sits to the rear elevation and there is a ladder style central heating radiator.

Exterior

The property is approached to the front where there is an attractive boundary wall with wrought iron railings and hand gate. Step lead up to a gravelled low maintenance area and the front door. A footpath leads to the side and then to the rear garden which is enclosed with a waste high fence and handgate.

The rear garden is of a good size, mainly laid to lawn with a large paved patio seating area adjacent to the house.

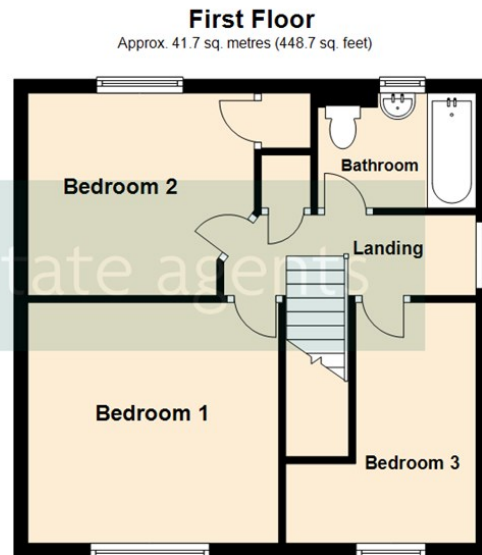
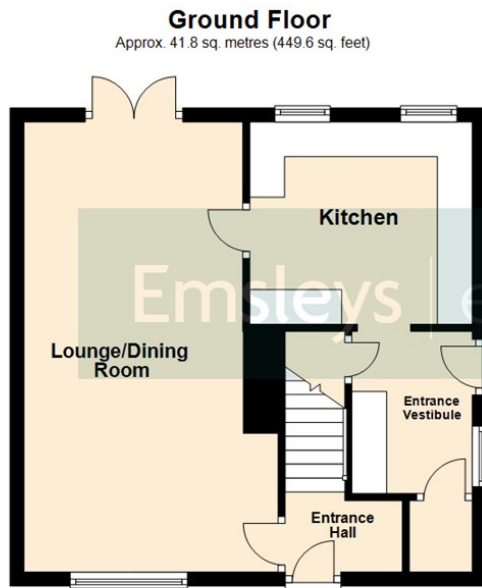
Directions

Heading west from our Crossgates office on Austhorpe Road turn right at the end onto Ring Road taking the 3rd exit at the roundabout stay on Ring Road and continue onto the next roundabout. Taking the 2nd exit, stay on Ring Road again and take the first left turning onto Stocks Approach, take the next immediate right onto Hansby Avenue where the property can be found on the right hand side.

Agents Note

This property is classed as non standard construction know locally as a repaired Airey house. The repairs were carried out by Leeds City Council in 1990 with a completion certificate available before the existence of PRC companies. Mortgage lenders should be informed prior to your application.





Total area: approx. 83.5 sq. metres (898.3 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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