



Hawkhill Gardens | Crossgates | LS15 7PX

£290,000

Four Bedroom Semi-Detached House | Council Tax Band B | EPC Rating D

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SALE!!! PRICE WAS £300,000, PRICE NOW £290,000 SAVING £10,000!

*** FOUR BEDROOM SEMI-DETACHED HOUSE * CLOSE TO ALL LOCAL AMENITIES ***

A superb example of a traditional family home with all modern conveniences provided. The house has had an attic conversion so now provides three double bedrooms and a single bedroom. Offering a modern open plan kitchen/diner and modern four piece bathroom, replaced internal oak doors,, PVCu double-glazing and gas central heating the property come to market in immaculate condition and is ready to become your forever home.

The accommodation briefly comprises;- entrance hall, lounge and a large kitchen/diner to the ground floor. To the first floor, two double and one single bedroom with a large family bathroom. To the second floor is a converted attic bedroom with velux windows. Outside there is parking to the front, the side is enclosed with gates and leads to the rear garden which is south west facing and has a garage.

Ideally placed to take advantage of all local amenities in Crossgates shopping centre including local banks, post office and railway station. The commuter has the advantage of good public transport links both to the city centre and surrounding areas, the M1 motorway network and the main arterial roads are just a short distance away.

*** Call now to arrange your viewing ***

Ground Floor

Entrance Hall

Enter through a composite door to the hallway with staircase rising to the first floor, central heating radiator and a useful under stair storage cupboard.

Kitchen/Diner 3.48m x 5.54m (11'5" x 18'2")

A great family social kitchen ideal for entertaining! The room is fitted with range of wall and base units with complimentary work surfaces over and a matching breakfast bar/island set to one side. Inset composite sink with side drainer and mixer tap. Integrated appliances include an eye level double electric oven and grill, a ceramic

hob with cooker hood over, dishwasher, microwave, wine fridge and an american style large fridge freezer. There is access to an under stairs cupboard which has plumbing and drainage for a washing machine. The kitchen is finished with ceiling spot lights, a window to the rear and French doors giving access to the deck and rear garden.

Living Room 3.89m into bay x 3.61m (12'09" into bay x 11'10")

A lovely living room laid with wood grain effect laminate flooring and being flooded with light from the large bay window which overlooks the front garden. Central heating radiator.

Landing

Window to the side and a further staircase rising to the second floor.

Bedroom 1 3.99m into bay x 2.79m (13'01" into bay x 9'02")

A double bedroom to the front fitted with a range of wardrobes providing hanging rails and storage and laid with wood grain effect laminate flooring. Central heating radiator.

Bedroom 2 3.45m x 3.18m (11'4" x 10'5")

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

Bedroom 4 2.18m x 2.06m (7'2" x 6'9")

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

Bathroom

A modern bathroom suite fully tiled in modern stone faced ceramics. Fitted with a corner Jacuzzi bath, a separate walk in shower cubicle, a vanity wash hand basin with storage drawers and a w.c. A double-glazed window to the rear and contemporary vertical radiator.

Second Floor

With a double-glazed window to the side elevation.

Bedroom 3 4.37m x 4.14m (14'4" x 13'7")

A great loft conversion with two velux windows to the rear, a central heating radiator, eves storage and fixture cupboards.

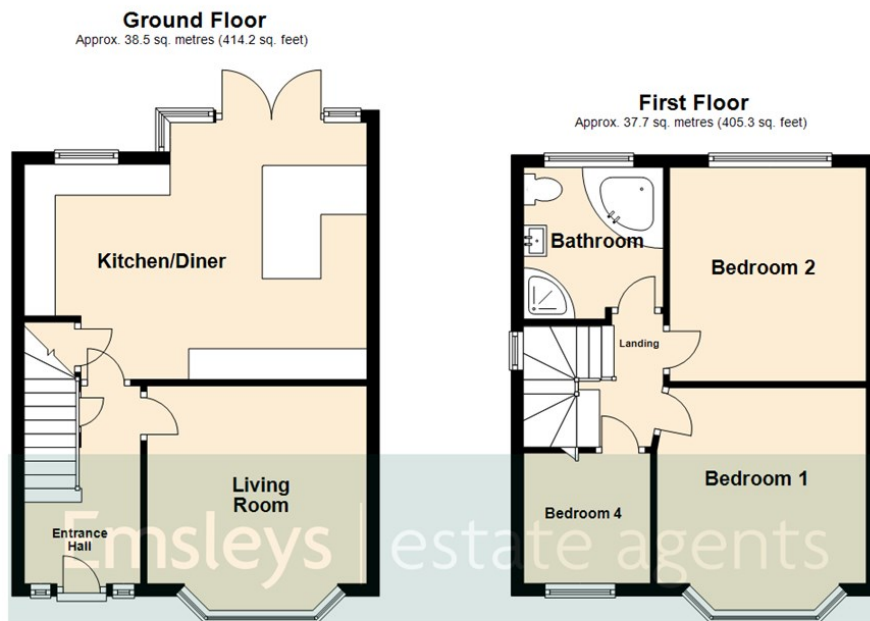
Exterior

The property is accessed to the front of the property where there is ample off road parking on a paved driveway. The side is enclosed with high timber gates offering a degree of privacy. To the rear the south west facing garden offers a raised decked seating area and patio. A garage with up and over door to the front, power and lighting offers storage.

Directions

From the Crossgates office, proceed along Austhorpe Road and proceed along to the traffic lights. Turn right and then take the first exit at the roundabout onto Crossgates Road. Take the first available right turn across the dual carriage way and continue onto Hawkhill Drive. Take the first turning right onto Hawkhill Gardens where the property can be found on the left and identified by our 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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