



Lulworth Avenue | Whitkirk | LS15 8LW

£220,000

Two bedroom semi-detached bungalow | Council Tax Band C | EPC Rating TBC

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**\*\*\* TWO BEDROOM SEMI-DETACHED BUNGALOW \* OFF-ROAD PARKING AND GARAGE \*\*\***

Offered for sale with NO CHAIN! This well maintained TWO BEDROOM SEMI-DETACHED BUNGALOW offers well maintained and smart accommodation with the benefit of gas central heating. The property is situated within a very popular estate, properties here sell fast!

The accommodation briefly comprises: fitted kitchen, inner hallway, a spacious lounge with sliding doors to the rear garden, two bedrooms with fixture wardrobes and a modern shower room. Outside there is a small garden to the front with a driveway. To the rear a detached garage and garden.

The location is unparalleled being adjacent 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 the main A6120 Halton Ring Road along with a railway station at Crossgates for a quick and smooth commute to LEEDS city centre. Within walking distance there is a new and exciting shopping and leisure complex at 'The Springs' plus Sainsburys supermarket at the ever popular Colton retail park. With Crossgates just a short drive away you will be spoiled for choice with a range of shops, banks, cafes and bars.

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

## Ground Floor

### Kitchen 4.14m x 2.54m (13'7" x 8'4")

Entry through a composite door to a fitted kitchen with room for a breakfast table and chairs. The kitchen is fitted with base and eye level units with complementary work surfaces over. There is a stainless steel sink with side drainer and mixer tap, a built under electric oven with hob and extractor over, space for a tall fridge/freezer and a plumbed space for a washing machine. There are double-glazed windows to the side and rear and a central heating radiator.

### Inner Hallway

With access to all rooms and loft space.

### Living Room 5.05m x 3.25m (16'7" x 10'8")

A spacious lounge which could easily be zoned into living and dining areas. There is a central heating radiator, a focal fireplace incorporating a gas fire with back boiler and aluminium sliding doors which open to the rear garden.

### Bedroom 1 3.67m x 3.25m (12'0" x 10'8")

A large double bedroom fitted with a range of wardrobes providing useful storage, hanging rails and over bed cupboards. There is a double-glazed bow window overlooking the front garden and a central heating radiator.

### Bedroom 2 2.67m x 2.59m (8'9" x 8'6")

A second double bedroom with fixture wardrobes to one wall, a central heating radiator and a double-glazed window to the front elevation.

### Shower Room 2.49m x 1.60m (8'2" x 5'3")

The bathroom is modern and bright, being fully tiled in ceramics and offers built in bathroom furniture with storage, a concealed cistern w.c and vanity hand wash basin with mirror over. A separate walk-in shower glass doors is served by an electric shower. In addition there is an extractor fan, ladder style towel warmer and a double-glazed window to the side elevation.

## Exterior

The property is accessed to the front where double wrought-iron gates open to a paved driveway which provides off-road parking and leads to the garage. The gardens to the front and rear are both planted with shrubs and perennials with paved walkways for ease of access. The rear garden is not overlooked and offers a green house and a sectional garage.

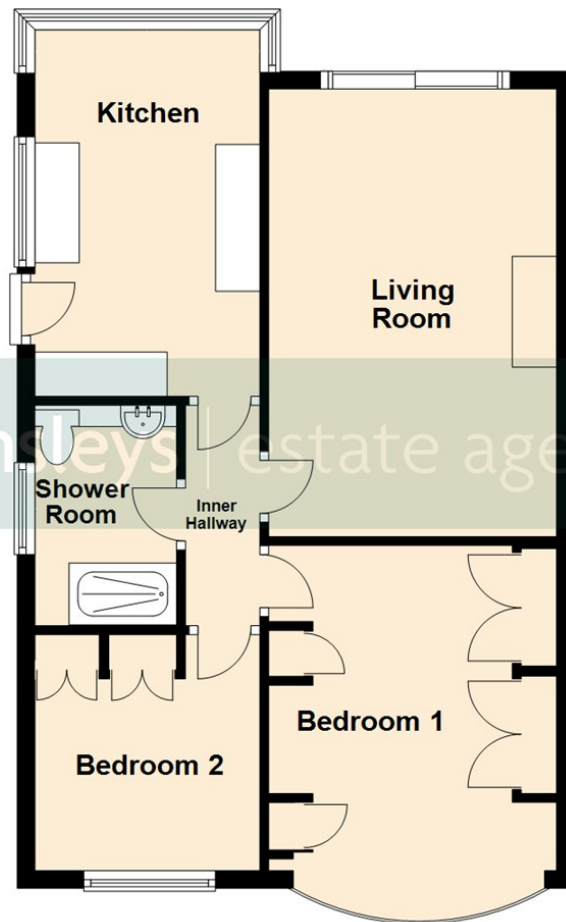
## Directions

From the Crossgates office, proceed along Austhorpe Road to the traffic lights and turn left onto Station Road. Proceed onto Halton Ring Road and at the top of the hill turn left onto Whitkirk Lane. Continue and take the first available left into Kingswear Crescent before taking the first left onto Lulworth Avenue. Continue around the bend where the property can then be found on the left hand side.



## Ground Floor

Approx. 54.2 sq. metres (583.5 sq. feet)



Total area: approx. 54.2 sq. metres (583.5 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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