



Somerville Green | Killingbeck | LS14 6AY

£235,000

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

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*** EXTENDED AND WELL MAINTAINED, OFF-ROAD PARKING AND GARAGE, SOUTH-FACING GARDEN WITH DECKING ***

Offered for sale is this three bedroom semi-detached house located within a sought after location and overlooking the local green. The property benefits from being extended to the rear giving an additional reception room flooded with light from the 'Velux' windows above and with direct access to the decked area and garden beyond.

The property briefly comprises; entrance hall, lounge with box bay window and contemporary inset gas fire, kitchen/diner and family room to the ground floor. To the first floor, there are three bedrooms - two doubles and one single and a family bathroom.

Outside provides a low maintenance garden to the front overlooking the green, off-road parking leading to a detached single garage with up-and-over door. The property has been well maintained and is ideal for first time buyers or a growing family alike..

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

Entrance Lobby

Enter through a modern composite door, central heating radiator and stairs leading to the first floor.

Lounge 3.84m x 3.99m (including bay) (12'7 x 13'1 (including bay))

A good sized room having the benefit of a PVCu double-glazed box bay window positioned to the front. A contemporary inset pebble effect gas fire, picture rail, coving to the ceiling and wall light points. Laid with wood grain effect laminate flooring.

Dining/Kitchen 4.80m x 3.40m (15'9 x 11'2)

Zoned into two areas for cooking and dining the room is divided by a pennisular counter. The kitchen area is fitted with classic shaker style wall and base units with contrasting work surfaces over with inset stainless steel sink with side drainer and pull out mixer tap. Built under electric oven with stainless steel gas hob and chimney style extractor hoodover, space for tall or American style fridge freezer to the dining area. A fixture storage cupboard houses the central heating boiler and provides useful

storage.

The dining area has ample space for a family sized dining table and chairs and has timber/glazed double doors which open to:-

Family Room 4.47m x 2.97m (14'8 x 9'9)

An excellent space for all the family, flooded with light from two 'Velux' windows and with direct access to the decked area and garden beyond through the PVCu double-glazed French doors. Laid with wood grain effect laminate flooring and having a central heating radiator and window to the rear garden.

First Floor Landing

With a double-glazed window to the side elevation and access to a part boarded loft space via a pull-down ladder.

Bedroom 1 3.99m x 2.44m (to robes) (13'1 x 8'0 (to robes))

A double bedroom with mirrored sliding door wardrobes to one wall and a central heating radiator. A double-glazed window overlooks the front of the property and has views across the communal green.

Bedroom 2 3.43m x 2.90m (reducing to 2.62m) (11'3 x 9'6 (reducing to 8'7))

A second double bedroom with a double-glazed window over looking the rear aspect and a central heating radiator.

Bedroom 3 2.01m x 1.68m (6'7 x 5'6)

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

Bathroom

Being fully tiled in modern ceramics and fitted with a white bathroom suite which comprises;- panelled bath with mixer tap and handheld shower attachment, a separate walk in shower enclosure served with a mains fed shower, a hand wash basin inset to vanity storage and a low-flush WC. Ladder-style central heating radiator, inset spotlights to the ceiling and feature wall mounted mirror with LED lighting.

Outside

The front garden has been completely overhauled and laid

with a smart printed concrete driveway which extends to the side and provides ample off road parking. A shaped artificial lawn and smart boundary complete the front. The driveway leads to the side and to a detached brick-built garage with up-and-over door and pedestrian access to the side, power, light and additonal plumbing and drainage for a washing machine. The rear the garden is of good size and is mainly laid to lawn and includes a raised wooden deck and paved patio area.

Directions

From our Crossgates office head west on Austhorpe Road and at the end turn right onto the Ring Road. At the roundabout take the first exit onto Crossgates Road and then at the next junction, follow the road around to the left onto York Road. Take the first right over the dual carriageway, where Somerville Green can be seen straight ahead. Number 23 can be found on the left hand side indicated by the Emsleys For Sale board.





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