



Chelsfield Way | Pendas Fields | LS15 8XE

£385,000

Four Bedroom Detached House | Council Tax Band D | EPC rating D

Emsleys | estate agents

*** DETACHED HOUSE * FOUR BEDROOMS * ADJACENT TO FARMLAND * MUST BE VIEWED! ***

Presenting a splendid detached property for sale, in immaculate condition and ready to welcome its new owners. This elegant residence boasts four bedrooms, 1 reception room and dining room. A replacement modern kitchen with Quartz work surfaces and a fabulous conservatory with glass roof and access to the garden. With an en-suite to the master bedroom, a replaced boiler (2023), a ground floor guest w.c, garage and off road parking aplenty this home provides every convenience for a growing family.

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 store and restaurants just a five minute car ride away.

Superb family home, do not miss out!

Call now to arrange your viewing

Ground Floor

Entrance Hall

Enter through a composite door to a welcoming hallway that offers a useful under stair cupboard which provides room for cloaks and shoes. Central heating radiator and staircase rising to the first floor.

Living Room 5.92m x 3.63m (19'5" x 11'11")

A generous living room with windows overlooking the front and rear gardens. A feature stone fireplace incorporates a living flame gas fire. Two radiators and coving to the ceiling.

Kitchen 3.07m x 3.25m (10'1" x 10'8")

This super kitchen has to be seen to appreciate the quality on offer. Fitted with classic shaker style wall and base units with large pan drawers and Quartz work surfaces over. A full suite of integrated appliances are available

including;- Neff eye level 'hide n slide' oven, a combined oven/microwave, a glass hob with four gas burners, contemporary extractor, an under counter fridge, freezer and dishwasher. The worktops incorporate an inset composite sink with black mixer tap over and draining grooves to the side. The floor is tiled in a marble style, two windows are placed to the front and side and a useful food pass to the dining room has been retained.

Dining Room 3.96m x 2.67m (13'0" x 8'9")

The dining room creates a real social/family space and provides ample space for formal dining and entertaining, a central heating radiator and dado rail and is open to the conservatory.

Conservatory 3.19m x 3.50m (10'6" x 11'6")

Accessed through the dining room the conservatory enjoys views across the rear garden and gives access to the same. Constructed with a dwarf wall and having PVCu windows and French doors along with a vaulted glass ceiling which floods the room with natural light. The floor is laid with laminate flooring with a marble effect and a central heating radiator keeps the area season proof - perfect for social evenings and garden parties.

Guest WC

Fitted with a low flush WC and vanity hand wash basin with storage cupboard. Window to the front.

First Floor

Landing

Window to the rear elevation and loft hatch with pull down ladder gives access to the roof space which has a light and is partially boarded for storage.

Master Bedroom 3.71m x 3.09m (12'2" x 10'2")

A double room with semi-fitted wardrobes and a matching chest of drawers to one wall with ample space for further bedroom furniture. Radiator and window placed to the front. A door opens to;-

En-suite Shower Room

Fully tiled in ceramics and offering a shower enclosure with glass door and served by a mains fed 'power' shower, a pedestal hand wash basin, a close coupled w.c. and window to the front.

Bedroom 2 3.71m x 3.33m (12'2" x 10'11")

A second double bedroom fitted with a range of wardrobes

providing hanging rails and storage . Extra storage is available in the bulk head cupboard. Radiator and window to the front.

Bedroom 3 2.08m x 3.96m (6'10" x 13'0")

Placed to the rear and fitted with wardrobes and over bed storage, window and radiator.

Bedroom 4 3.10m x 2.11m (10'2" x 6'11")

Fitted with a wardrobe to one wall with sliding doors, window overlooking the rear and radiator.

Bathroom

The lovely house bathroom is fully tiled in ceramics and fitted with a double ended 'whirlpool' bath, a pedestal hand wash basin and a close-coupled w.c. completes the suite. In addition there is a storage cupboard providing space for linens and towels along with a hot water cylinder, extractor fan, central heating radiator and window to the front.

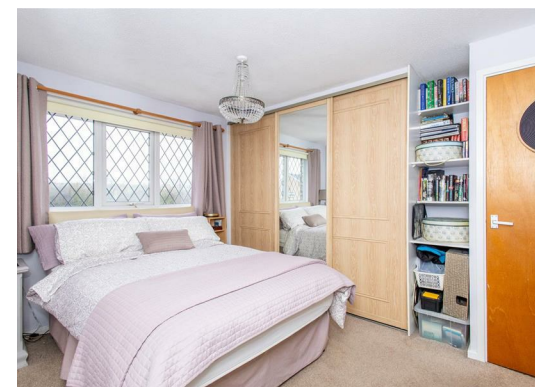
Exterior

The property is tucked away at the head of a no through road and therefore enjoys a larger plot and a superb position adjacent to open farmland. To the front you will find an open plan smaller garden with a paved area providing further parking for two vehicles. The driveway leads to a brick built garage which has an up and over door, power, light and a pedestrian door. The rear South facing gardens are enclosed and immaculately maintained and offer a large 'Indian' stone laid patio area where you can enjoy day long sunshine along with a large raised lawn and built in BBQ area providing a great space for 'al-fresco' entertaining.

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 Sandeas Way. At the junction, turn right onto Smeaton Approach and then take the second right turn into Chelsfield Way. Continue to the end of the road where the property can be found on the right hand side and is indicated by the Emsleys 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.

35 Austhorpe Road | Crossgates | Leeds | LS15 8BA
t: 0113 284 0120 www.emsleysestateagents.co.uk

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