



Kingswear Rise | Crossgates | LS15 8PN

£285,000

Two Bedroom Semi-Detached Bungalow | Council Tax Band C | EPC Rating D

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*** RENOVATED & MODERNISED TO A HIGH STANDARD *
SOLD WITH NO CHAIN ***

An excellent and rare opportunity to purchase this beautifully presented semi-detached bungalow. The property offers ready to move into accommodation with a brand new kitchen and bathroom, a new boiler (installed 2024) a neutral colour palette throughout, new carpets and flooring, replaced interior doors, and brushed steel switches and sockets throughout. This is an absolute must see to appreciate the quality, standard and presentation of a fabulous traditional bungalow with all the modern touches. This is a popular estate and properties can sell very quickly when coming to the market in such good condition.

The accommodation briefly comprises: Fitted kitchen with integrated appliances, dining room with sliding doors to the garden, an inner hallway, utility cupboard, spacious lounge, two bedrooms and a shower room. To the exterior are gardens to the front, side and rear, off-road parking and a garage.

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.

Ground Floor

Kitchen 2.79m x 1.84m (9'2" x 6'0")

A composite door opens from the driveway to give access to the property. The kitchen is fitted with a new range of modern high gloss base and eye level units with marble effect worksurfaces over incorporating a composite sink with side drainer and mixer tap over. Integrated appliances include a built under electric oven with induction hob and extractor hood over, a slimline dishwasher, a microwave

and a tall fridge/freezer. A double-glazed window looks over the rear garden.

Dining Room 3.14m x 3.18m (10'4" x 10'5")

Laid with wood grain effect laminate flooring and offering ample space for a family sized dining table and chairs with sliding patio doors granting access to the rear garden.

Living Room 4.34m x 3.96m (14'3" x 13'0")

A spacious, light and airy room with a feature fireplace incorporating an electric fire, two vertical contemporary central heating radiators and a large bay window overlooking the front garden.

Bedroom 1 3.72m x 3.58m (12'2" x 11'9")

A double bedroom having bedside power and light switches and a tv aerial point, a vertical contemporary central heating radiator and a double-glazed window overlooking the rear garden.

Bedroom 2 2.48m x 2.80m (8'2" x 9'2")

A good size second bedroom with a central heating radiator and a double-glazed window overlooking the front garden.

Shower Room

The shower room comprises; walk in shower enclosure with a mains fed shower, a close coupled WC, a hand wash basin with storage drawers and a wall mounted bathroom storage cabinet. Full height tiling in modern ceramics, a ladder style central heating radiator, extractor fan and tiled flooring.

Utility cupboard

Fitted with a counter top with a plumbed space beneath to accommodate a automatic washing machine and a wall mounted central heating boiler installed 2024 with warranty.

Exterior

The property is accessed through the front where there is a low maintenance garden with border hedge and driveway gates which grant access to the driveway providing off-road parking. This in turn leads to the detached brick built garage which has an up and over door to the front, a PVCu window and door to the side, power and light. The rear

garden must be viewed to appreciate its size and is south facing, mainly laid to lawn with boundary fences, exterior water supply and patio seating areas.

Directions

From the Crossgates office, proceed to the traffic lights, and turn left onto Station Road. Proceed onto Halton Ring Road, turning left onto Kingswear Parade. At the end of the road, turn right onto Kingswear Crescent and then left onto Kingswear Grove and right again onto Kingswear Rise where the property can be found at the head of the cul-de-sac identified by the Emsleys For Sale board.



Ground Floor



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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