



Farm Court | Crossgates | LS15 7JT

£150,000

Two Bedroom Bungalow | Council Tax Band B | EPC Rating C

Emsleys | estate agents

TWO BEDROOM BUNGALOW * POPULAR RETIREMENT DEVELOPMENT * NO CHAIN!

This popular retirement development situated within close proximity of all the amenities of central Crossgates is a must view. Sold as 75% ownership the development is well maintained and has communal parking. Spacious and well proportioned accommodation throughout along with gas central heating and PVCu double glazing.

The accommodation briefly comprises; entrance hall, spacious lounge, kitchen, a double and a single bedroom (both with fitted storage) and a bathroom. To the outside are manicured well kept communal gardens and private parking.

Crossgates is a popular location situated to the east of Leeds offering many local attractions and amenities including a selection of schools for all ages, local parks and shopping facilities, restaurants and overnight stay facilities can be found in Crossgates, Halton & Colton. For the commuter excellent vehicular access to A63, A58, A64, A1 /M1 links, the outer Ring Road, a train station and good bus routes to the city and surrounding areas.

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

Ground Floor

Entrance Hall

Enter through a composite door to a welcoming hallway with central heating radiator. A built in cupboard houses the hot water cylinder and provides storage and a second cloak cupboard provides space for coats and shoes.

Living Room 5.56m x 3.18m (18'3 x 10'5)

A spacious living room which could be easily zoned into living and dining areas with a double glazed window to the front, central heating radiator and feature fireplace incorporating a living flame gas fire.

Kitchen

Fitted with range of wall and base units with work surfaces over incorporating a stainless steel sink with side drainer. Cooker point, space for a tall fridge freezer and plumbed space for a washing machine. There is also space for a

small breakfast table along with a central heating radiator and a PVCu door granting access to the rear garden.

Bedroom 1 3.99m x 2.92m (13'1 x 9'7)

A large double bedroom with fitted robes to one wall providing hanging rails and storage, a central heating radiator and double-glazed window to the rear.

Bedroom 2 2.54m x 2.36m (8'4 x 7'9)

A large single bedroom with built in wardrobes with sliding doors, a double-glazed window to the front and a central heating radiator.

Bathroom

Fully tiled and fitted with a cream coloured suite which comprises;- close coupled w.c, a pedestal hand wash basin and a panelled bath with an electric shower over.

Exterior

The property is accessed to the front where there is a small open plan maintained garden and communal off road parking. The rear garden is separated and mainly laid to lawn but is maintained by the housing association.

Directions

From our Crossgates office proceed west to the junction with Station Road. Proceed straight ahead at the lights onto Farm Road and continue along where Farm Court can be found immediately on the right. The house is identified by the Emsleys For Sale board.

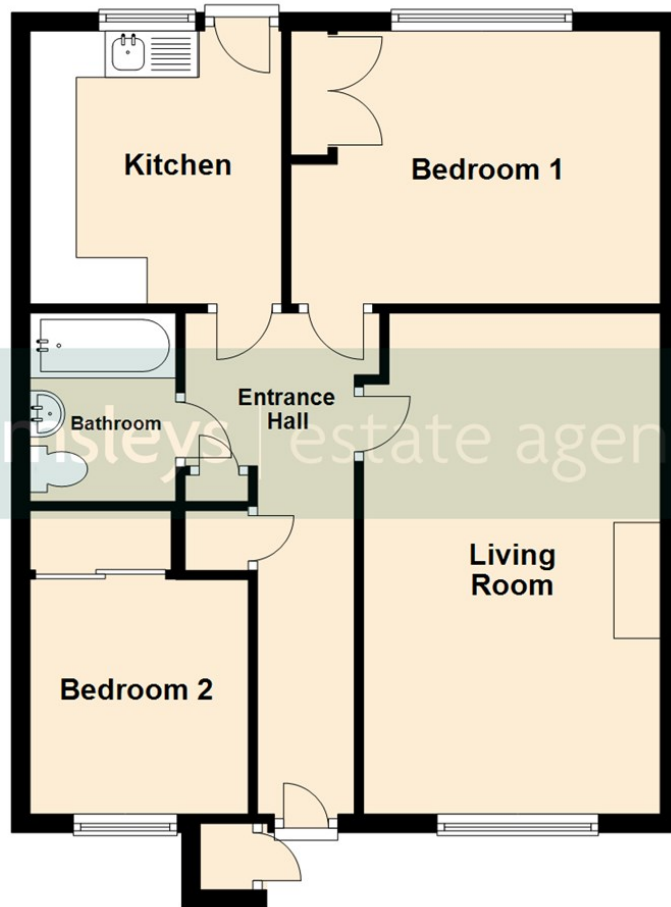
Agents Note

This is a leasehold property with an annual management charge £1,723.32.



Ground Floor

Approx. 57.8 sq. metres (622.6 sq. feet)



Total area: approx. 57.8 sq. metres (622.6 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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