



High Bank Approach | Colton | LS15 9DA

£300,000

Three bedroom detached | Council Tax Band D | EPC Rating D

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ENVIABLE CORNER PLOT. STUNNING UPDATED BATHROOM. LARGE ENCLOSED REAR GARDEN AND END OF CHAIN

A delightful family home in good condition, along with updated combi boiler, PVCu double glazed windows and composite entrance doors with oak internal doors reflecting the care and attention bestowed upon it by the owners. Boasting a trio of bedrooms, this house offers ample space for a growing family or for those who appreciate a little extra room.

The home features a single, well-sized reception room, a perfect setting for entertaining guests or enjoying a peaceful evening. The property also includes a kitchen/diner, well-equipped with integrated appliances for all your culinary needs. A stunning updated recently white gloss bathroom caters to the practical needs of everyday life, making this property a convenient choice.

One of the standout features of this property is its sought-after location. The house is within easy reach of public transport links, making commuting a breeze. It is also ideally situated near local amenities and schools, ensuring that everything you need is right on your doorstep.

Moreover, the house comes with a range of unique features. A drive provides a convenient solution for vehicle owners. Those with a penchant for outdoor living will appreciate the garden, offering a perfect spot for relaxation and outdoor entertaining, which is low maintenance, predominantly walled with two patio entertaining areas and being positioned well to attract sun. Additionally, a single garage provides extra storage space or potentially even a home to fit your car.

In conclusion, this three-bedroom detached house, with its array of features and prime location, promises a comfortable and convenient lifestyle for its future homeowners. Don't miss out on this exciting opportunity to make this house your new home.

Ground Floor

Entrance Hall

Updated composite entrance door, radiator, coving to ceiling, stairs to first floor and oak doors to lounge and kitchen/diner.

Kitchen/diner 4.72m x 2.62m (15'6" x 8'7")

Having a range of wall and base units, coordinating

worksurfaces and splashback tiling, one and half bowl sink and drainer with mixer tap. Integrated double oven, hob and extractor over. Washing machine, fridge and freezer. PVCu double glazed windows to front and rear, double panel central heating radiator, coving to ceiling, under stairs cupboard and updated composite door to rear garden.

Lounge 4.72m x 3.51m (15'6" x 11'6")

Focal fireplace with PVCu double glazed window to front aspect and french doors to rear garden. Coving to ceiling and double panel central heating radiator.

First Floor

Landing

Oak doors to rooms, coving to ceiling and PVCu double glazed window to rear aspect.

Bedroom 1 2.64m x 3.51m (8'8" x 11'6")

PVCu double glazed window to front aspect, radiator, coving to ceiling and fitted wardrobe.

Bedroom 2 2.59m x 2.57m (8'6" x 8'5")

PVCu double glazed window to front aspect, coving to ceiling, radiator, fitted wardrobe and oak door to large store cupboard over stairs.

Bedroom 3 2.03m x 2.59m (6'8" x 8'6")

PVCu double glazed window to rear aspect, radiator, coving to ceiling and fitted wardrobe with over cupboard and space for single bed.

Bathroom 2.03m x 1.68m (6'8" x 5'6")

Recently updated is this beautiful fitted suite with fully tiled walls, straight panelled bath with screen and rainfall shower over, vanity housed wash hand basin and unit housed push flush WC. Fitted mirror with light and touch operated front. Central heating radiator, downlighters to ceiling and PVCu double glazed frosted window.

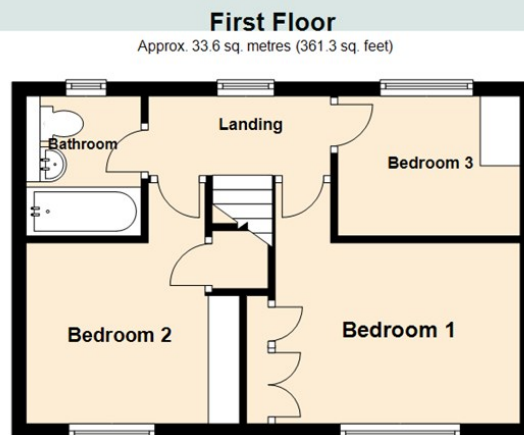
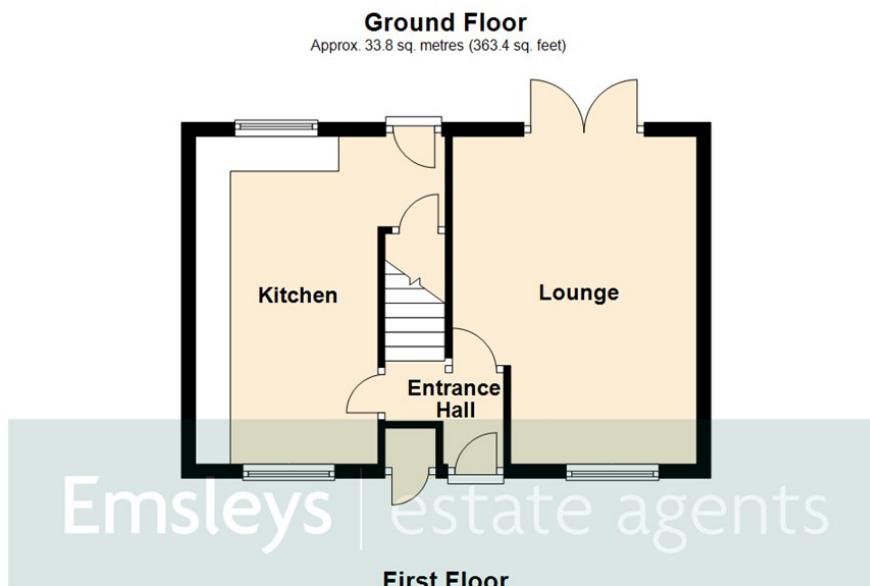
Exterior

To the front is a tarmac drive accessing the single garage. The rear is superbly enclosed with a good degree of privacy, landscaped with flagged and lawn sections, shed and access door to garage.

Agents Notes

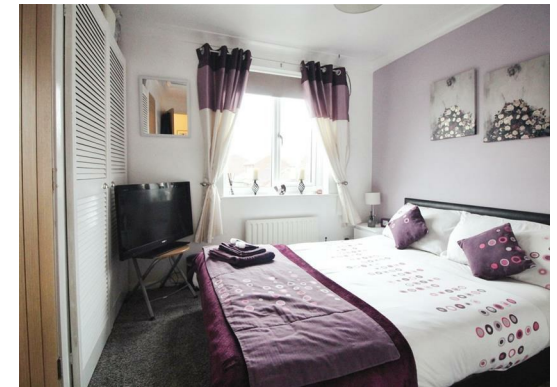
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Total area: approx. 67.3 sq. metres (724.6 sq. feet)

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