



Manston Crescent | Crossgates | LS15 8BN

£360,000

EXTENDED SEMI-DETACHED | COUNCIL TAX BAND C | EPC RATING TBC

Emsleys | estate agents

***** FABULOUS EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE. BEAUTIFULLY PRESENTED WITH AN EXTRA GARDEN ROOM*****

This family home situated in one of the most popular areas in central Crossgates offers well appointed accommodation. The property is immaculately presented with 'on trend' decorative themes throughout including wall panelling and bespoke window shutters. Offering ready to move into accommodation with the benefit of PVCu double-glazed windows, gas central heating.

The location is unsurpassed for convenience to local shops, banks and facilities within the Crossgates shopping centre and further afield at 'The Springs' and Colton retail parks. The area has excellent public transport links with local bus routes and Crossgates railway station giving a fast and easy commute to Leeds city centre within walking distance. Also ideal for commuters is the easy access to the M1 North motorway network and main arterial roads such as the A64, A6120 Ring Road and A63.

The accommodation briefly comprises to the ground floor; entrance porch, entrance hall, living room and combined kitchen/dining room with bi fold doors to the rear garden. To the first floor are three bedrooms (the master having fitted wardrobes) and a modern bathroom. To the outside there is off-road parking to the front via a driveway and an enclosed rear garden.

Viewing is essential to appreciate the standard and size of the accommodation on offer.

Entrance Porch

An excellent addition - great for pets or pushchairs and plenty of space for shoe racks and coats. PVCu entry door and windows.

Entrance Hall

Entry through a PVCu double-glazed door gives access to a spacious entrance hall which has a central heating radiator and is laid with 'victorian' style tiled flooring.

Living Room 3.88m x 3.66m (12'9" x 12'0")

A welcoming living room laid with wood grain effect laminate flooring and having a beautiful focal fireplace

with exposed brick work, an oak beam mantel and stone hearth. Central heating radiator, feature wood panelling to one wall and fitted white shutters to the double-glazed box bay window overlooking the front garden. Double timber/glazed doors open to:-

Kitchen/Dining Room 6.60m x 5.69m (21'8" x 18'8")

A lovely extended family entertaining space!

The kitchen is fitted with a range of white gloss wall and base units having solid wood work surfaces over. Integrated appliances include an eye-level electric oven, a dishwasher, tall fridge/freezer and wine fridge. Gas hob with chimney style extractor over and space for a dryer. A matching island unit provides further storage and has an inset composite sink with drainer and mixer tap. In addition there is a storage/utility cupboard having plumbing and drainage for a washing machine and providing space for household utility items.

The dining and sitting area has a feature fireplace with log burning stove, oak beam mantel and stone hearth with a wall mounted tv point over. Ample space for a family sized dining table and chairs along with a central heating radiator and double-glazed bi-fold doors giving direct access to the rear garden.

Landing

With a window to the side elevation with fitted shutter blind and a loft hatch.

Bedroom 1 3.88m x 3.36m (12'9" x 11'0")

A double bedroom fitted with a range of wardrobes to one wall providing storage and hanging rails. Feature wall panelling with delph rail, a central heating radiator and a box bay window with fitted shutters overlooking the front garden.

Bedroom 2 3.71m x 3.38m (12'2" x 11'1")

A second double bedroom with space for wardrobes overlooking the rear garden, a central heating radiator and a double-glazed window with fitted shutters.

Bedroom 3 2.34m x 2.36m (7'8" x 7'9")

A smaller double or large single bedroom placed to the front offering a central heating radiator and double glazed window again with fitted shutters.

Bathroom

The bathroom has full 'travertine' tiling and is fitted with a white suite which comprises; bath with 'soaker' shower and screen over, a close coupled w.c and a vanity storage cupboard with hand wash basin. In addition there is a vertical central heating radiator, extractor fan, spotlights to the ceiling and a window placed to the rear elevation.

Garden Room

A fantastic addition for a growing family which has full planning permission and building regs. The room is currently used as a nursery but could have multiple uses such as a home office, man-cave, bar or garden room.

Exterior

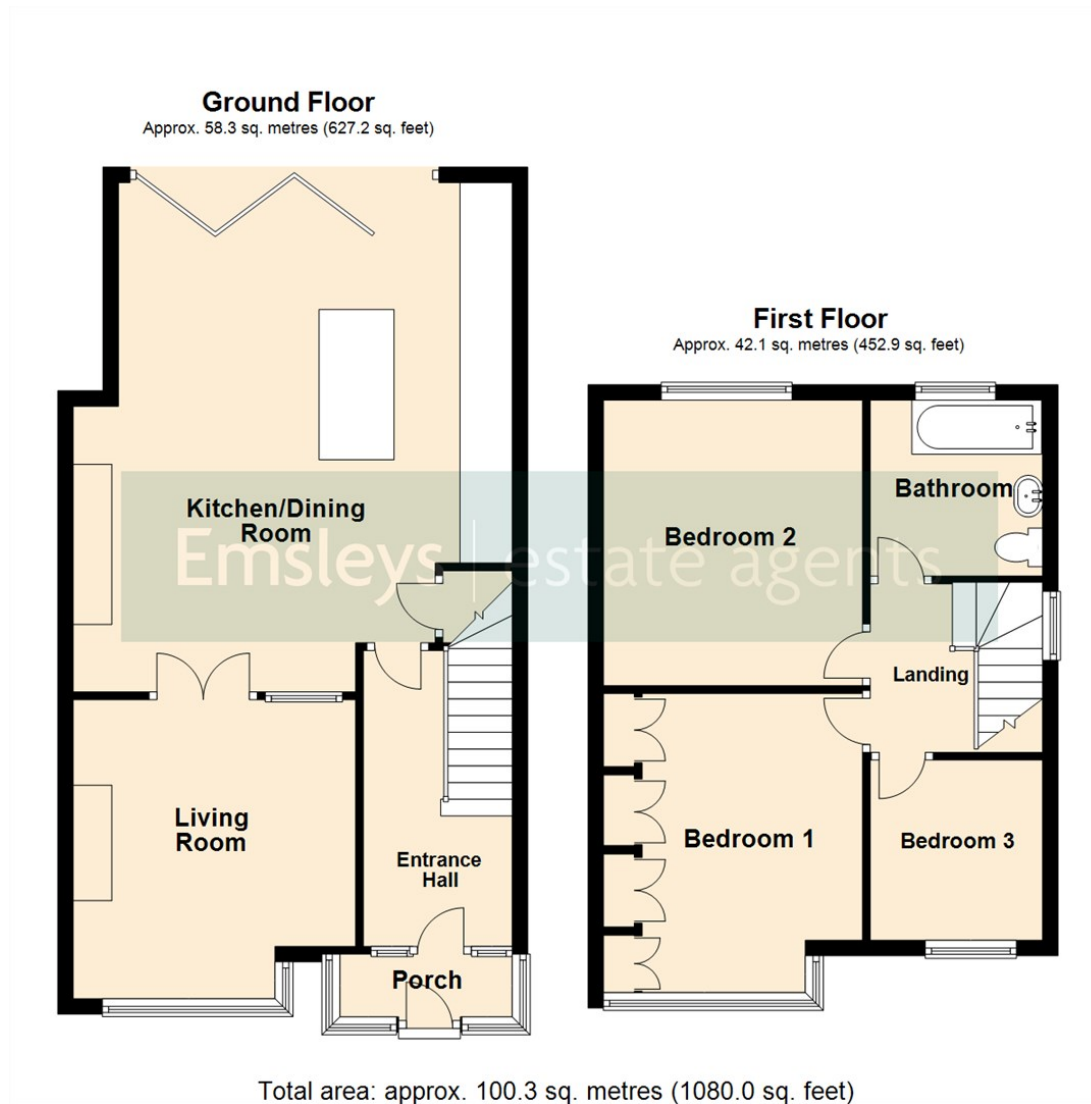
The property is accessed to the front with an open driveway which can accommodate two vehicles. The driveway continues to the side which is fully enclosed and leads to the rear garden.

The rear garden has been laid with artificial turf with a patio seating area. To the end of the garden you will find the garden room which has full planning permission and building regs.

Directions

From the Crossgates office, proceed along Austhorpe Road and right into Tranquility Avenue, proceed straight forward into Manston Grove and turn right onto Manston Crescent where the property can be found on the right hand side 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

Emsleys | estate agents