



Pendas Way | Crossgates | LS15 8LD

£265,000

Three Bedroom Semi Detached House | Council Tax Band C | EPC Rating D

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*****THREE BEDROOM SEMI-DETACHED HOUSE CLOSE TO LOCAL PARK & AMENITIES*****

Emsleys are delighted to offer for sale this three bedroom semi-detached family home. The property offers bags of potential to renovate and modernise to your taste and standard whilst providing gas central heating and PVCu double-glazing. The large rear garden would appeal to garden enthusiasts looking for a project or a family looking for more outdoor space.

In brief the property comprises;- entrance hall, spacious living room open to the dining area and a kitchen to the ground floor. To the first floor are three good size bedrooms and a family bathroom. Outside is a garden and driveway to the front providing off-road parking and this in turns leads to a large rear garden.

Situated in a sought after location in Crossgates with Manston Park just a short walk away. The property is conveniently placed for transport links via the M1 motorway networks giving quick and easy access to Wetherby, York or Wakefield. Having good public transport links just a short walk away on Church Lane along with a railway station at Crossgates for a quick and smooth commute to LEEDS city centre. There is a new and exciting shopping and leisure complex at 'The Springs' close by, PLUS Crossgates shopping district which offers a wide range of shops, banks, cafes, bars and restaurants.

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

Entrance Porch

Enter the property through a double-glazed sliding patio doors.

Entrance Hall

Enter from the porch through a timber glazed entry door, central heating radiator and staircase rising to the first floor.

Living Room 4.50m x 3.56m (14'9" x 11'8")

A spacious living room flooded with natural light from the double-glazed bay window. Laid with wood grain effect laminate flooring and having wall light points and a central heating radiator. Open to;-

Dining Room 2.67m x 3.12m (8'9" x 10'3")

Open from the living room there is ample space for a family dining table and chairs and a further central heating radiator. Sliding patio doors grant access to the rear garden.

Kitchen 2.67m x 2.31m (8'9" x 7'7")

Fitted with white wall and base units with contrasting worksurfaces over incorporating a composite sink with side drainer mixer tap. Built under electric oven with an electric hob and extractor hood over, space and plumbing for washing machine and traditional pantry storage with window to the side. A double-glazed window overlooks the rear garden.

First Floor

Landing

A double-glazed window to the side elevation and hatch give access to the loft space which is part boarded for storage.

Bedroom 1 3.64m x 3.76m (11'11" x 12'4")

A large double bedroom with a bay window overlooking the front garden and public green beyond. A range of fitted wardrobes to one wall provide hanging rails and storage. Central heating radiator.

Bedroom 2 3.52m x 3.12m (11'7" x 10'3")

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

Bedroom 3 2.62m x 2.36m (8'7" x 7'9")

A larger single bedroom with a double-glazed window overlooking the rear garden and a central heating radiator.

Bathroom

Fully tiled and fitted with a three-piece white suite which comprises; panelled bath, a pedestal hand wash basin and low flush WC. A bulkhead cupboard houses the central heating boiler and provides useful storage. A double-glazed window is placed to the front.

Exterior

The front garden offers off-road parking for two vehicles with a paved driveway which leads to the side of the

property to a hardstanding which would be ideal for a garage or out building. The rear garden is of an extremely good size and offers huge potential to gardening enthusiasts or for children to run around in!





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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