



Lulworth Avenue | Crossgates | LS15 8LW

£230,000

TWO BEDROOM SEMI-DETACHED BUNGALOW | COUNCIL TAX BAND C | EPC RATING D

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*** TWO BEDROOM SEMI-DETACHED BUNGALOW * OFF-ROAD PARKING AND GARAGE ***

Offered for sale with NO CHAIN! This SUPBERB bungalow offers well presented and maintained accommodation with the benefit of gas central heating and PVCu double-glazing. The property is situated within a very popular estate where properties here sell fast!

The accommodation briefly comprises: fitted kitchen, inner hallway, a spacious lounge with access to the rear garden, two double bedrooms and a modern shower room. Outside there is a small garden to the front with a driveway. To the rear a detached garage and pleasant garden with patio.

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.

*** Call now to arrange your viewing **

Ground Floor

Kitchen 3.36m x 2.57m (11'0" x 8'5")

Entry through a hardwood door to a fitted kitchen with room for a breakfast table and chairs. The kitchen is fitted with base and eye level units with complementary work surfaces over. There is a stainless steel sink one and a half bowl sink with a side drainer and mixer tap, a cooker pointr, space for a tall fridge/freezer and a plumbed space for a washing machine. There are double-glazed windows to the side and rear and a wall mounted central heating radiator.

Inner Hall

With access to all rooms and loft space.

Living Room 4.98m x 3.35m (16'4" x 11'0")

A spacious lounge which could easily be zoned into living and dining areas. There is a central heating radiator, a focal fireplace incorporating an electric fire and PVCu double-glazed window and door granting access to the patio and rear garden.

Bedroom 1 3.71m x 3.35m (12'2" x 11'0")

A large double bedroom with a double-glazed bow window overlooking the front garden and a central heating radiator.

Bedroom 2 2.66m x 2.59m (8'9" x 8'6")

A second double bedroom with a central heating radiator and a double-glazed window to the front elevation.

Shower Room 2.57m x 1.65m (8'5" x 5'5")

The bathroom is fully tiled in ceramics and offers a large walk in shower enclosure serviced with a mains fed shower, a close coupled w.c and a pedestal hand wash basin. In addition there is a central heating radiator and a double-glazed window to the side elevation.

Exterior

The property is accessed to the front where double wrought-iron gates open to a paved driveway and lawn with flower bed borders. The driveway provides off-road parking and leads a garage at the rear. The rear garden is delightful and very well tended with a manicured lawn, flower bed borders and shrubs. A good sized patio offers seating and entertaining space.

Directions

From the Crossgates office, proceed along Austhorpe Road to the traffic lights and turn left onto Station Road. Proceed onto Halton Ring Road and at the top of the hill turn left onto Whitkirk Lane. Continue and take the first available left into Kingswear Crescent before taking the first left onto Lulworth Avenue. Continue around the bend where the property can then be found on the left hand side.





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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