



Field End Crescent | Halton | LS15 0QE

£260,000

Two Bedroom Semi- Detached Bungalow | Council Tax Band C | EPC Rating B

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*** TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW - IMMACULATE & ENERGY EFFICIENT! ***

Rarely does a bungalow come to the market in such pristine condition. Positioned in the popular area of Halton and just a short walk from Temple Newsam Estate, this smart semi-detached bungalow features solar panels with a feed in tariff (giving a high energy rating), a modern kitchen and shower room and fitted wardrobes. Ample off road parking, single detached garage and a sunny rear garden. What more could you ask for?

In brief the accommodation comprises; entrance hall, fitted kitchen, spacious lounge, shower room and two double bedrooms. Outside gardens to three side with driveway and garage.

The location has 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 A63 Selby Road and a railway station at Crossgates for a quick and smooth commute to LEEDS city centre. Close by is Colton retail park and Crossgates with an excellent choice of shops, banks, cafes and bars.

*** Call now 7 days a week, 24 hours a day to arrange your viewing ***

Ground Floor

Entrance Hall

Extended to form a lovely entrance hall with a composite entry door, window to the side and a central heating radiator. A hatch with pull down ladder gives access to the roof space which has a light and provides storage space.

Living Room 4.94m x 3.28m (16'2" x 10'9")

A lovely sized lounge which can easily be zoned into living and dining areas. A feature recessed fire surround incorporates a living flame gas fire. There is a double glazed bay window overlooking the front garden, ceiling coving and central heating radiator.

Kitchen 2.77m x 2.59m (9'1" x 8'6")

A modern fitted kitchen with a good range of gloss fronted

wall and base units with work surfaces over. Inset stainless steel sink with side drainer and mixer tap. Built under electric oven with ceramic hob over. Integrated tall fridge/freezer and tall larder cupboard housing the utility meters. Space and plumbing for a washing machine. Laminate ceiling with inset downlights, appropriate splash tiling and a double-glazed window overlooking the front garden.

Bedroom 1 4.45m x 3.35m (14'7" x 11'0")

A large double bedroom with a fantastic range of fitted wardrobes to one wall. Central heating radiator and a double-glazed door and windows overlooking and giving access to the rear garden.

Bedroom 2 3.40m x 2.59m (11'2" x 8'6")

Another good sized double bedroom with a fixture cupboard housing the central heating boiler plus a fitted wardrobe. A double glazed window overlooks the rear garden and there is a central heating radiator.

Shower Room 2.10m x 1.65m (6'11" x 5'5")

Fitted with bathroom furniture with a concealed cistern w.c and vanity hand wash basin with storage cupboards below. A walk in shower enclosure served by a mains fed shower, ladder style towel warmer, laminate ceiling with inset downlights and a double glazed window to the side elevation.

Exterior

Wow, has to be seen to be appreciated. Newly hung wrought iron gates give access to a wide driveway providing off road parking for several cars. The driveway and front of the house has been laid with easy to maintain smart printed concrete along with artificial turf to the front. The driveway leads to the garage which has an electric remote controlled door, power and light. To the rear the garden is fully enclosed with a high degree of privacy and offers a large paved patio area, artificial lawn and raised borders.

Directions

Leave Crossgates on Austhorpe Road, turning left at the traffic lights on to Station Road. Proceed straight on to the Colton Village roundabout and then take the third exit on to the A63 Selby Road. After Temple Moor High School take the

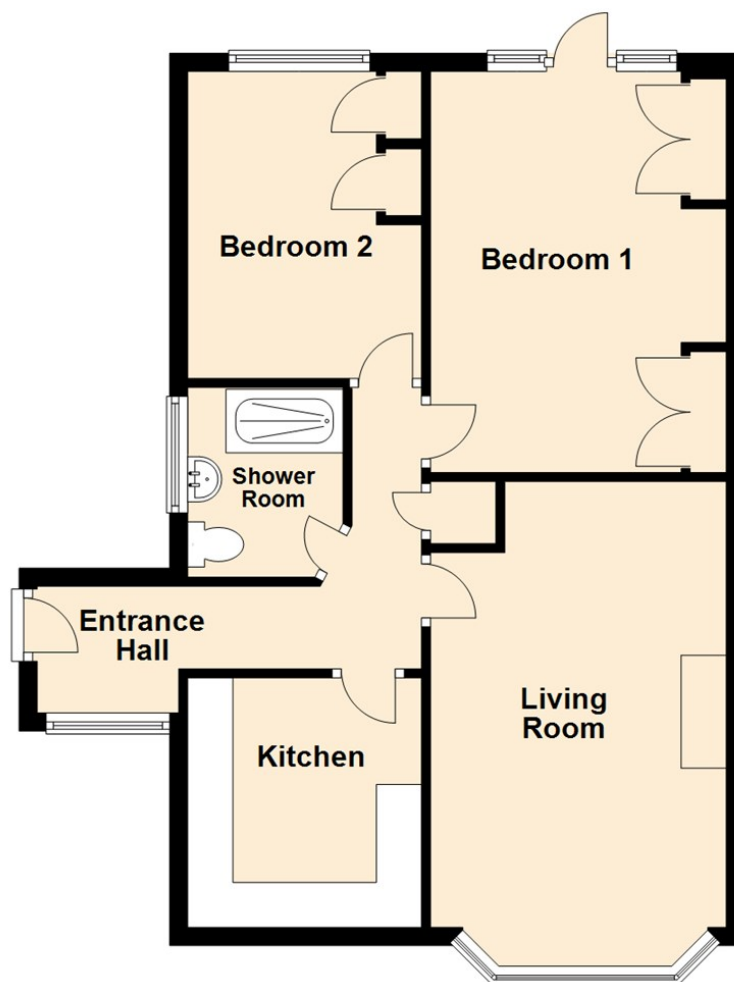
next left onto Field End Gardens and then first right into Field End Crescent where the property can then be found on the right hand side.

Agents Note

The seller informs us the solar panels are owned outright and benefit from an Export Tariff of 15.10p/kWh.



Ground Floor



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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