



Laurel Hill View | Colton | LS15 9EN

£315,000

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

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*** EVER POPULAR COLTON VILLAGE * DETACHED HOUSE IN TUCKED AWAY QUIET SPOT * CLOSE TO FACILITIES & TRANSPORT LINKS ***

For sale is this lovely detached house offering tasteful and modern accommodation. A true credit to the present owner, the house offers a large social dining kitchen, a smart bathroom suite and an excellent exterior. This property has to be viewed to appreciate its tucked away location and all on offer!

The accommodation briefly comprises;- entrance lobby, living room and dining/kitchen to the ground floor. To the first floor are three bedrooms and the house shower room. To the outside is a driveway with parking for multiple cars to the front plus a rear garden with brick built garage.

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 A63 Selby Road along with a railway station at Crossgates for a quick and smooth commute to LEEDS city centre. Within walking distance there is the new and exciting shopping and leisure complex at 'The Springs' which has a cinema complex. There is also Sainsbury's supermarket at the ever popular Colton retail park and with Crossgates just a short drive away you will be spoilt for choice with a range of shops, banks, cafes and bars.

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

Ground Floor

Hall

Enter through a PVCu door to the hall. Tiled effect flooring with a staircase rising to the first floor.

Living Room 4.60m x 3.39m (15'1" x 11'1")

A warm and welcoming living room laid with herringbone style laminate flooring and having a feature wall mounted contemporary fire. Wall light points, t.v point, double-glazed box bay window to the front and door leading to:

Kitchen/Diner 2.87m x 4.39m (9'5" x 14'5")

The flooring from the living room continues and the kitchen

is fitted with a range of base and eye level units with wood grain effect worktop space over with attractive splashbacks. Inset stainless steel sink with side drainer and mixer tap, plumbing for an automatic washing machine, space for a dryer and under counter fridge, Built-under electric oven with gas hob and extractor hood over and a concealed wall mounted central heating boiler. The dining area provides ample space for a large family dining table and chairs and natural light floods in from both the double-glazed window and a PVCu double-glazed door gives access to the rear garden. In addition an under-stairs cupboard provides storage for household items.

First Floor

Landing

With a double-glazed window to the side and a built-in bulk head storage cupboard.

Bedroom 1 4.07m x 2.45m (13'4" x 8'0")

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

Bedroom 2 3.43m x 2.45m (11'3" x 8'0")

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

Bedroom 3 2.21m x 1.85m (7'3" x 6'1")

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

Bathroom

The bathroom is fitted with a three piece white suite which comprises; 'p' shaped panelled bath with shower over and screen over, a vanity wash hand basin with a base cupboard and a close coupled WC. Full height tiling to all walls in black and white 'brick' tiling, a double-glazed window to the rear and a central heating radiator.

Exterior

Enter the property through modern double gates which open to a large paved front garden and driveway providing ample off road parking. The driveway continues to the side and to the separate brick built garage which has an up and over door, power and light. The rear garden offers a large paved patio, a raised timber edged lawn and a further decked seating area to the top of the garden.

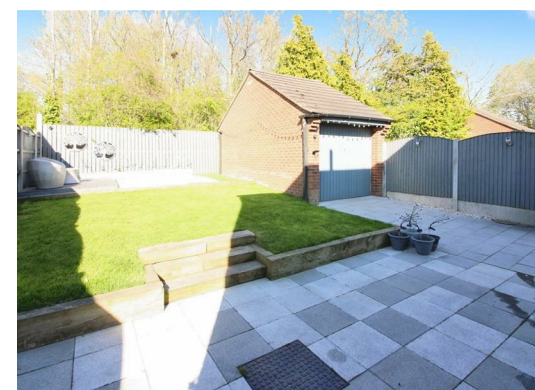
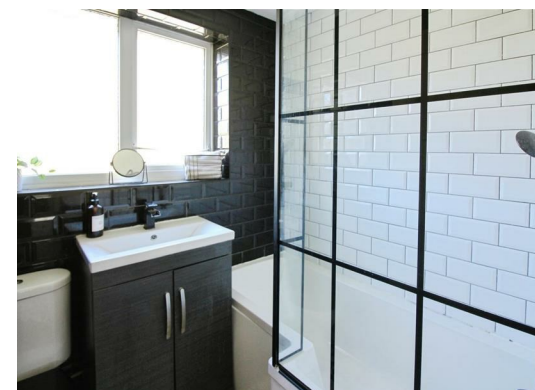
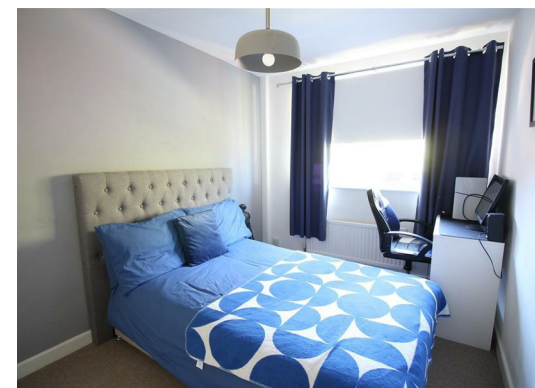
Directions

Leave Crossgates on Austhorpe Road turning left at the traffic lights on to Station Road which then becomes the A1620 Ring Road Halton. At the roundabout take the second exit onto Colton Lane, follow the road around the bend and turn left into Laurel Hill Avenue and continue to the top bearing right then left onto Laurel Hill view where the property can be found at the end of the cul-de sac on the left identified 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.



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