



Pendas Way | Crossgates | LS15 8HX

£280,000

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

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***** THREE BEDROOM SEMI DETACHED HOUSE WITH GARAGE AND LARGE REAR GARDEN *****

This wonderful example of a traditional family home offers spacious reception rooms and would surely appeal to a variety of buyers. The property is well presented and maintained and offers well proportioned bedrooms along with gas central heating and PVCu double glazing. The garden has to be seen and offers a large brick built garage which could provide a home working space, man cave or summer house!

The accommodation briefly comprises; entrance hall, living room and dining kitchen to the ground floor. To the first floor there are two double and one single bedroom along with the house bathroom. To the exterior the property has off road parking to the front, a garage and extensive gardens to the rear.

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. There are good public transport links 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.

Viewing is highly recommended to appreciate the standard of accommodation on offer.

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

Ground Floor

Entrance Hall

Enter through an extra wide custom made composite door to a welcoming hallway with central heating radiator and a staircase rising to the first floor.

Lounge 5.00m x 3.71m (16'5 x 12'2)

A spacious lounge laid with wood grain effect laminate flooring and having a large double-glazed box bay window

to the front and an additional window to the side. Focal point fireplace and central heating radiator.

Kitchen Diner 4.65m x 2.24m (15'3 x 7'4)

The kitchen is fitted with a range of classic shaker style wall and base units with solid wood work surfaces over and metro style splash back tiling. Inset ceramic sink with side drainer and mixer tap. Integrated appliances include a built in eye level double oven, gas hob and extractor fan, a dishwasher and washing machine. Space for an American style fridge and a 'secret' door opens to the under stair cupboard which provides storage for household utility items.

The dining area offers space for a breakfast table and chairs and features an inglenook style fireplace with wood burning stove and oak mantel. French doors give direct access to the patio and garden beyond.

First Floor

Landing

Access to all bedrooms and bathroom.

Bedroom One 4.65m x 2.77m (15'3 x 9'1)

A large double bedroom with a central heating radiator and two windows overlooking the front garden. Fitted wardrobes to one wall with sliding doors. Pull down loft hatch with ladder giving access to the part boarded loft - ideal extra storage space.

Bedroom Two 4.32m x 2.92m (14'2 x 9'7)

A second double bedroom with a box bay window enjoying views over the rear garden and having a central heating radiator.

Bedroom Three 2.59m x 1.93m (8'6 x 6'4)

A single bedroom currently used as an office space. Central heating radiator and window to the rear.

Bathroom

Fully tiled and fitted with a three piece white suite which comprises;- panelled bath with shower and screen over, a pedestal hand wash basin and a close coupled w.c. A full height cupboard conceals the central heating boiler. Window to the side elevation and a ladder style central heating radiator.

Exterior

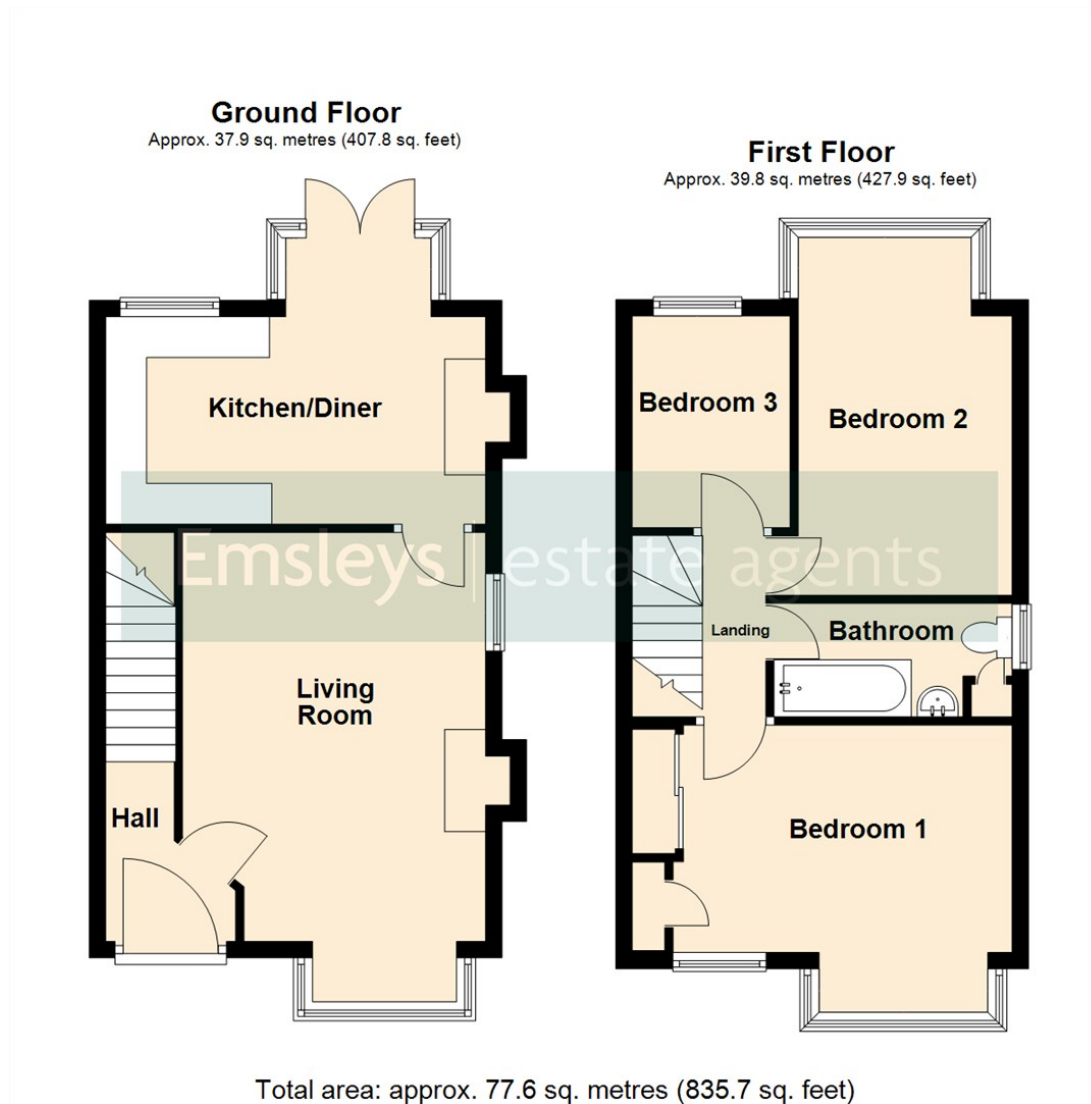
To the front is a gravelled driveway with border hedge and fence providing off road parking for two cars. This continues to the side of the house where a timber gate grants access to the garage and rear garden. The brick built garage is of good size and has a pitched tiled roof which offers eaves storage, along with power, light, a pedestrian side access door plus an up and over door to the front.

The rear garden has to be seen to be believed and is landscaped into three sections. The first adjacent to the house offers a large sunny patio area with exterior power points and water supply. The paved patio leads you to a lawned area edged with mature shrubs and trees where a winding path takes you to three small steps which open to a larger lawned area which could be used for a play area, entertaining or your own allotment! you choose! The possibilities are endless.

Directions

From our Crossgates office on Austhorpe Road head east, passing Manston Park. At the mini-roundabout turn left onto Pendas Way continue along where the property can be found on the right hand side and 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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