



Kennerleigh Walk | Crossgates | LS15 8RL

£240,000

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

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TWO BEDROOM SEMI-DETACHED BUNGALOW - WELL MAINTAINED AND READY TO MOVE INTO!

Emsleys are delighted to offer for sale this lovely example of a traditional bungalow situated in a most popular location. Bungalows rarely come to the market in ready to move into accommodation so this is a must see! The property lies on a popular street within easy flat walking distance of Crossgates shopping centre.

The accommodation briefly comprises: Kitchen, inner hallway, large living room with bow window, two double bedrooms (one with French windows to the rear garden) and a modern shower room. Outside the property has a driveway providing off-road parking to the front, car port, garage and enclosed rear garden.

This is a popular estate and properties can sell very quickly. The location is ideal for all the local amenities found in Crossgates shopping centre including, shops, banks, post office and railway station which gives easy and quick access to Leeds city centre.

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

Ground Floor

Living Room 5.20m x 3.38m (17'1" x 11'1")

Spacious lounge featuring double-glazed bow window to front, radiator and feature fireplace with marble hearth and wood surround.

Kitchen 4.64m x 2.57m (15'3" x 8'5")

Fitted with a range of base and eye-level units in white with worktop space over. Inset sink unit with single drainer and mixer taps, integral electric oven and hob with extractor hood. Integral washing machine and dishwasher. Space for fridge/freezer, two built-in storage cupboards, laminated wood effect flooring. Tiled splash backs plus double-glazed box window with PVCu door granting access to the rear garden. Further access door to the side.

Inner Hallway

Inner hallway with doors to kitchen, lounge, shower room and two bedrooms.

Bedroom 1 4.17m x 3.38m (13'8" x 11'1")

Large double bedroom with radiator and double-glazed French windows to rear.

Bedroom 2 3.41m x 2.62m (11'2" x 8'7")

A further double bedroom featuring a radiator and a double-glazed window to front.

Bathroom 2.50m x 1.63m (8'2" x 5'4")

A modern shower room fitted with bathroom furniture in a wood grain effect and having stylish grey ceramic tiling throughout. The suite comprises; an inset hand wash basin, a low level w.c and a walk in shower enclosure served by a mains fed shower. Ladder style radiator and window to the side.

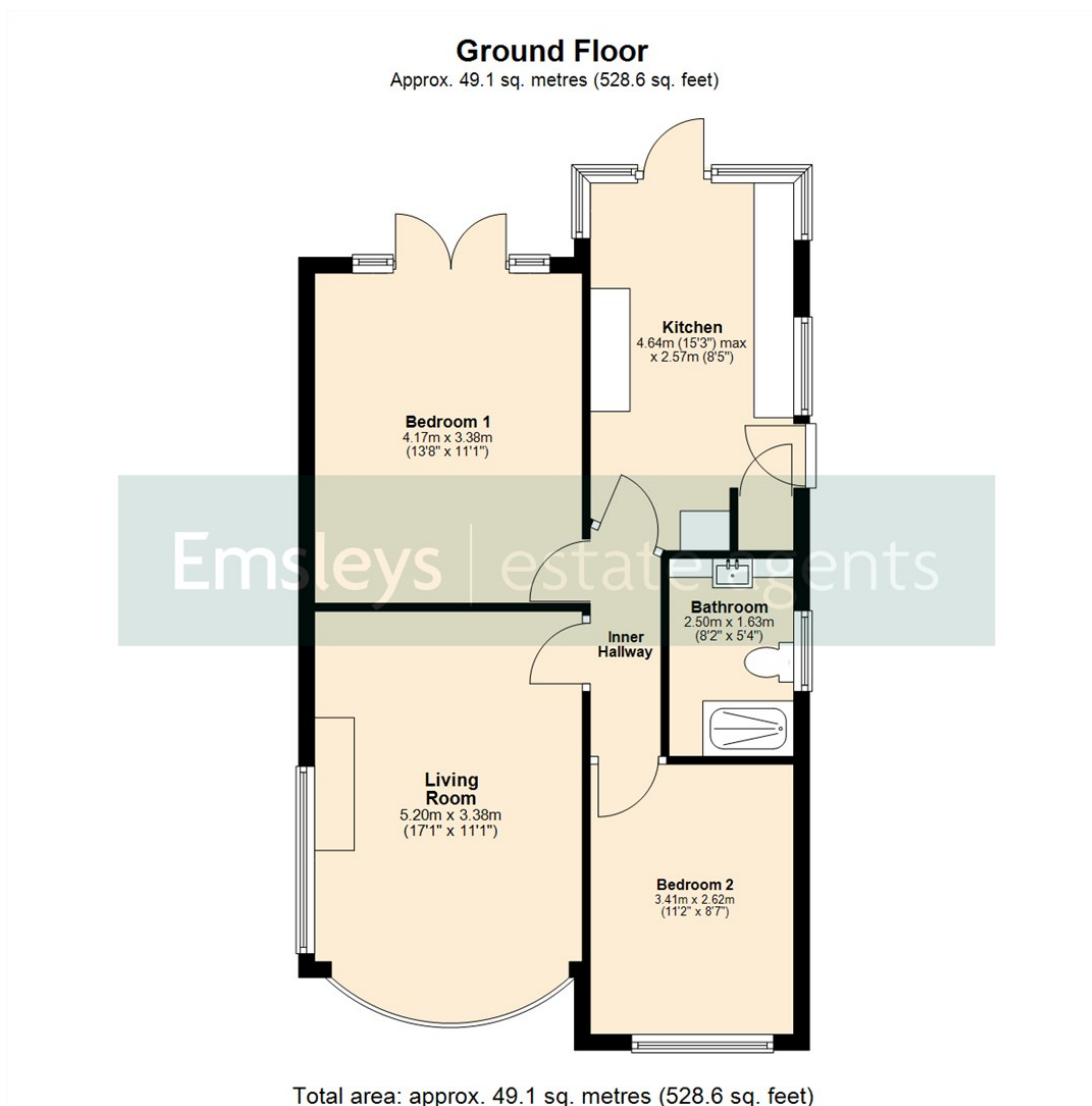
Exterior

Access via the paved driveway that continues to the side. A timber gate secures the rear garden and access to the garage where there is a covered car port area. The rear garden is fully paved making it low maintenance.

Directions

From our Crossgates office on Austhorpe Road head east passing Manston Park and turn right onto Austhorpe Lane. Follow over the bridge and take the first right onto Kingswear Crescent, take the fourth right onto Kingswear Parade before finally taking the first right onto Kennerleigh Walk. Follow the road to the end, turn right and the property can 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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