



Lilac Court | Killingbeck | LS14 6GQ

£345,000

Four Bedroom Mid Town House | Council Tax Band D | EPC Rating C

Emsleys | estate agents

*** FOUR BEDROOM MID TOWNHOUSE * STUNNING THROUGHOUT * GARAGE & PARKING ***

A fantastic opportunity to purchase this well proportioned home - ideal for growing families! This four bedroom, three storey mid-town house is situated on the sought after York Dale development and offers stylish, superb accommodation. Only an internal inspection would convey the attention to detail and specification of this wonderful home. Extras include fitted shutters to all windows, a high spec kitchen with a full suite of integrated appliances, an outdoor kitchen/entertaining space, exterior lighting and power... the list goes on. This property simply has to be viewed to appreciate its location and size!

The accommodation briefly comprises;- Entrance hallway, guest WC, large 'L' shaped dining/kitchen with a French doors to the garden to the ground floor. To the first floor, there are two bedrooms, the house bathroom and a large living room . To the second floor, two large double bedrooms - the master with an en-suite shower room. Outside, a fully enclosed garden to the rear, parking and garage 'en bloc'.

Ideally placed to take advantage of all local amenities in Killingbeck retail park and Crossgates shopping centre which includes local banks, post office and a railway station. The commuter has the advantage of good public transport links both to the city centre and surrounding areas via the A64 and the main A6120 Ring Road just a short distance away.

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

Entrance Hall

Enter through the composite door to a spacious hallway. Built in cloaks cupboard providing space for shoes and coats etc. Central heating radiator and staircase rising to the first floor.

Guest WC 2.18m x 0.91m (7'2" x 3'0")

Fitted with a two piece suite comprising; wash hand basin with vanity storage and a low-level WC. Utility cupboard with space and plumbing for a washing machine and laundry items.

Kitchen Area 4.27m x 5.09m (14'0" x 16'8")

WOW ! This fabulous space has been reimaged by the present owner to create this social hub of the home. A true cooks paradise with fully fitted kitchen offers floor to ceiling units with integrated appliances including; two full size ovens, a microwave, not one but two cooking zones with one side of the kitchen having a twin gas hob and griddle plate and the other side offering a five zone electric hob. Add to that a full height fridge and separate freezer, dishwasher, dryer, extractor fans, under cabinet feature LED lighting you start to get a feel for the spec on offer here. French door open to the rear garden.

Dining Area 3.78m x 2.79m (12'5" x 9'2")

A large space open to the kitchen area and offering space for a family sized dining table and chairs and having a window overlooking the front.

First Floor

Landing

Access to all first floor room and staircase rising to the second floor.

Living Room 5.08m x 3.07m (16'8" x 10'1")

The full width lounge provides lots of sitting space, has twin windows overlooking the front, a wall mounted electric fire and points for a wall mounted T.V along with two central heating radiators.

Bedroom 3 2.92m x 2.54m (9'7" x 8'4")

A large single bedroom with a window to the rear and a central heating radiator.

Bedroom 4 2.95m x 2.46m (9'8" x 8'1")

A large single bedroom with a window to the rear and a central heating radiator.

Bathroom 2.01m x 1.61m (6'7" x 5'3")

An immaculate bathroom fitted with a three piece suite which comprises; - panelled bath with shower over, a low level W.C, a wash hand basin, metro style tiled walls and a ladder style central heating radiator.

Second Floor

Landing 1.97m x 3.09m (6'6" x 10'2")

Cylinder storage cupboard and access to double bedrooms. Pull down loft ladder giving access to the roof space.

Bedroom 1 5.08m x 3.33m (16'8" x 10'11")

The master bedroom has wardrobes fitted to one wall providing hanging rails and storage solutions. Window to the front, central heating radiator and door opening to;-

En-suite Shower Room

Beautifully tiled and fitted with bathroom furniture incorporating vanity storage and a wash hand basin with a full width mirror and feature LED lighting. The owner has very cleverly installed a small bath tub so you now have the choice of a bath or shower. Completed by a low flush W.C, a central heating towel radiator and extractor fan.

Bedroom 2 5.08m x 2.97m (16'8" x 9'9")

A second large double bedroom with fitted wardrobes, a central heating radiator and window to the rear.

Exterior

The rear garden is a complete oasis. The outside space here is like stepping into another world. Completely kitted out for 'Al-fresco' dining, there is a covered outdoor kitchen area complete with a sink and drainer, power supplies, work surface etc along with a pergola offering space for garden furniture/dining area. A plethora of shrubs, climbers and planting create a feeling of total privacy and calm! Must be viewed to appreciate.

The front buffer garden is enclosed with railings and handgate and to the end of the row you will find a parking bay and garage 'en-bloc'

Directions

From the Crossgates office, proceed along Austhorpe Road to the traffic lights and turn right. At the roundabout, take the first turning onto Crossgates Road. Proceed through the traffic lights and to the large junction. Follow the road to the left onto York Road/A64. Proceed, passing Seacroft Hospital on the left hand side. At the set of traffic lights turn right onto Oak Tree Lane. Proceed following the road around to the left onto Chestnut Lane and take the next left into Lilac Court where the property can be found straight ahead indicated by the Emsleys For Sale board.

Agents Note

A development maintenance charge is payable, currently payable in two installments of £558 per annum with the option to pay by monthly direct debit.





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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