



Church Lane | Crossgates | LS15 8TY

£225,000

Three Bedroom Mid Terrace | Council Tax Band B | EPC Rating TBC

Emsleys | estate agents

*** IMMACULATE THREE BEDROOM TERRACE HOUSE *
MODERN THROUGHOUT WITH VIEWS ***

Emsleys are delighted to offer for sale this deceptively spacious three bedroom mid terrace. Having undergone a programme of modernisation by the present owners, including replacement of kitchen, bathroom, windows, doors and the central heating boiler which includes a 'Nest' control system. The house offers 'turn-key' accommodation and would ideally suit first time buyers or young families. The property sits adjacent to school playing fields and so has an open aspect to the rear.

The location is unsurpassed for convenience to local shops, banks and facilities within the Crossgates shopping centre and further afield at The Springs and Colton retail parks. The area has excellent public transport links with local bus routes and Crossgates railway station within walking distance giving easy access to Leeds city centre. Also ideal for commuters with easy access to the M1 North motorway network and main arterial roads such as the A64, A6120 Ring Road and A63.

Viewing is essential to appreciate the standard and size of the accommodation on offer.

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

Hall

Entrance is through a composite door to a smart hallway with feature flooring and fitted cloaks cupboard. A stair case rises to the first floor.

Living Room 5.26m x 3.58m (17'3" x 11'9")

A generous living room with window to the front. Open to the dining area.

Kitchen/Dining Room 2.67m x 4.57m (8'9" x 15'0")

A contemporary space fitted well with wall and base units with complimentary work surfaces over. Integrated appliances include: electric oven, induction hob, microwave, fridge/freezer and washing machine.

Pantry

A 'secret' room that serves well as a traditional pantry and is useful for storing household utility items.

Landing

Access to the part boarded loft.

Bedroom 1 3.84m x 3.47m (12'7" x 11'5")

A double bedroom placed to the front with fitted wardrobes across one wall.

Bedroom 2 4.11m x 3.47m (13'6" x 11'5")

A second spacious double bedroom with window offering views across the school playing fields.

Bedroom 3 2.75m x 2.14m (9'0" x 7'0")

A single bedroom with fitted storage to the bulk head. Window to the front.

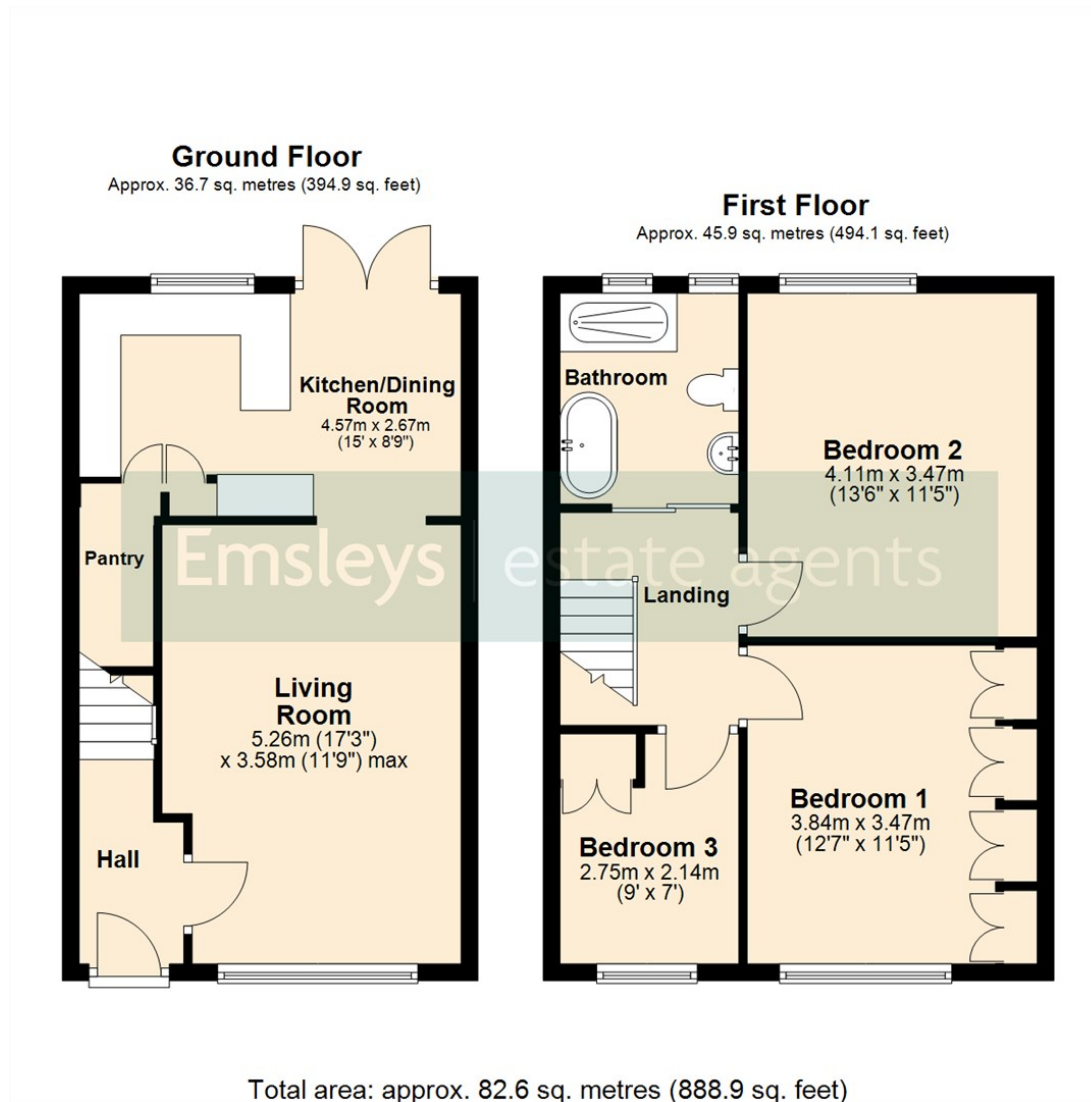
Bathroom

Stunning! A beautiful luxury bathroom which comprises; slipper bath, walk in shower enclosure with rainfall shower, hand wash basin and concealed cistern w.c.

Exterior

Block paved parking apron to the front. Enclosed rear garden with patio seating area, raised lawn and an open aspect across playing fields. The sellers inform us there is a garage 'en bloc' which requires a good amount of repair.





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.



35 Austhorpe Road | Crossgates | Leeds | LS15 8BA
t: 0113 284 0120 www.emsleysestateagents.co.uk

Emsleys | estate agents