



Beulah Terrace | Crossgates | LS15 8AZ

£250,000

Three Bedroom End Terrace | Council Tax Band B | EPC Rating D

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\*\*\* THREE DOUBLE BEDROOM END TERRACE \* A STONES THROW FROM ALL AMENITIES \*\*\*

This well proportioned property can only be appreciated by viewing. Immaculately presented and very well maintained the house is within easy walking distance of all the shops, banks, cafes and local restaurants that Crossgates has to offer.

Upon entering, you are greeted by a generous, open-plan kitchen featuring built-in cupboards, a range cooker and ample dining space, ideal for both family meals and entertaining guests. The elegant reception room is enhanced by a charming fireplace, providing an inviting atmosphere for relaxation.

All three bedrooms are doubles, offering comfortable and versatile accommodation. The primary bedroom is equipped with built-in wardrobes, ensuring plenty of storage space for modern living. The bathroom showcases a free-standing bath, invigorating rain shower and a heated towel rail, combining a blend of contemporary style and luxury.

Externally, the property boasts a delightful garden, an excellent space for outdoor enjoyment or al fresco dining. Additionally, a single garage adds further convenience and secure parking.

The location is unsurpassed for convenience to local facilities within 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 giving a fast and easy commute to Leeds city centre within walking distance. Also ideal for commuters is the easy access to the M1 North motorway network and main arterial roads such as the A64, A6120 Ring Road and A63.

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

### Entrance Hall

Enter through the hardwood door to a welcoming hallway with original mouldings to the elegant high ceiling.

### Living Room 3.66m x 4.11m (12'0" x 13'6")

A cozy living room with a feature fireplace with oak surround and incorporating a living flame coal effect gas fire with cast iron insert and marble hearth. Central heating radiator and window to the front.

### Kitchen/Diner 3.64m x 4.50m (11'11" x 14'9")

The spacious kitchen diner is fitted with a good range of wall and base units with matching peninsula. Appliances include a fitted range cooker and integrated under counter fridge. There is a plumbed space for a washing machine and a ceramic sink with side drainer and mixer tap. Built in pantry storage to the chimney breast recess is a great addition. Window to the front. Ample space for a breakfast table and chairs.

### Utility Room 2.97m x 1.39m (9'9" x 4'7")

With wall mounted central heating boiler and window to the side.

### Cellar

With four large chambers there is potential here to create extra rooms, storage space or even a wine cellar! The main chambers to the front and rear have windows and one chamber houses the gas and electric meters.

### Landing

With window to the rear. A staircase rises to the attic bedroom.

### Bedroom 1 3.66m x 3.40m (12'0" x 11'2")

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

### Bedroom 2 3.66m x 3.16m (12'0" x 10'4")

A second spacious double bedroom with window to the front and a central heating radiator.

### Second Floor

### Bedroom 3 3.43m x 4.49m (11'3" x 14'9")

A third large double bedroom with window to the side elevation plus a skylight window on the rear elevation. Central heating radiator and ample under eaves storage cupboards.

### Bathroom 3.58m x 2.07m (11'9" x 6'9")

Fitted with a Victorian styled bathroom which includes;- a freestanding claw footed bath with mains fed shower over, a pedestal hand wash basin and close coupled w.c.

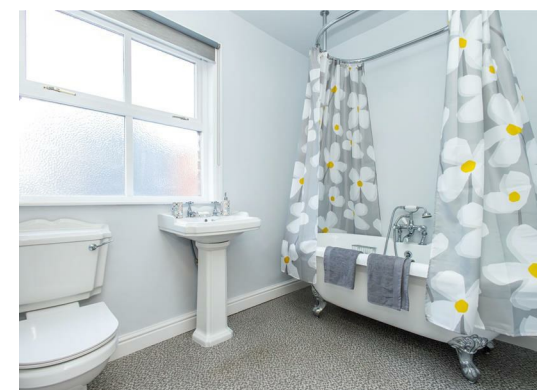
### Exterior

To the front of the house is a lovely south facing walled garden with a garage to the bottom that has power points, light and a remote controlled up and over door. To the rear is a paved yard with two brick built storage beds.





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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