



Manston Avenue | | LS15 8BT

£335,000

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

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\*\*\* EXTENDED THREE BEDROOM SEMI-DETACHED HOME WITH THE WOW FACTOR \*\*\*

EMSLEYS are excited to bring to the market this superb example of a traditional extended three bedroom semi-detached home. This property has undergone a complete transformation and boasts a fabulous extended dining/kitchen with island and bi-fold doors to the garden. Everything has been transformed and there are modern decorative themes throughout including panelling in the master bedroom and a media wall in the lounge! Along with a beautiful bathroom, great garden and brick built garage - this is a must see!

The accommodation briefly comprises to the ground floor; entrance hall, lounge, extended dining/kitchen with bi-fold doors and contemporary kitchen with integrated appliances. To the first floor are three bedrooms (master with fitted wardrobes) and a luxurious bathroom. Outside to the front is off road parking, driveway to the side and garage and garden 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 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.

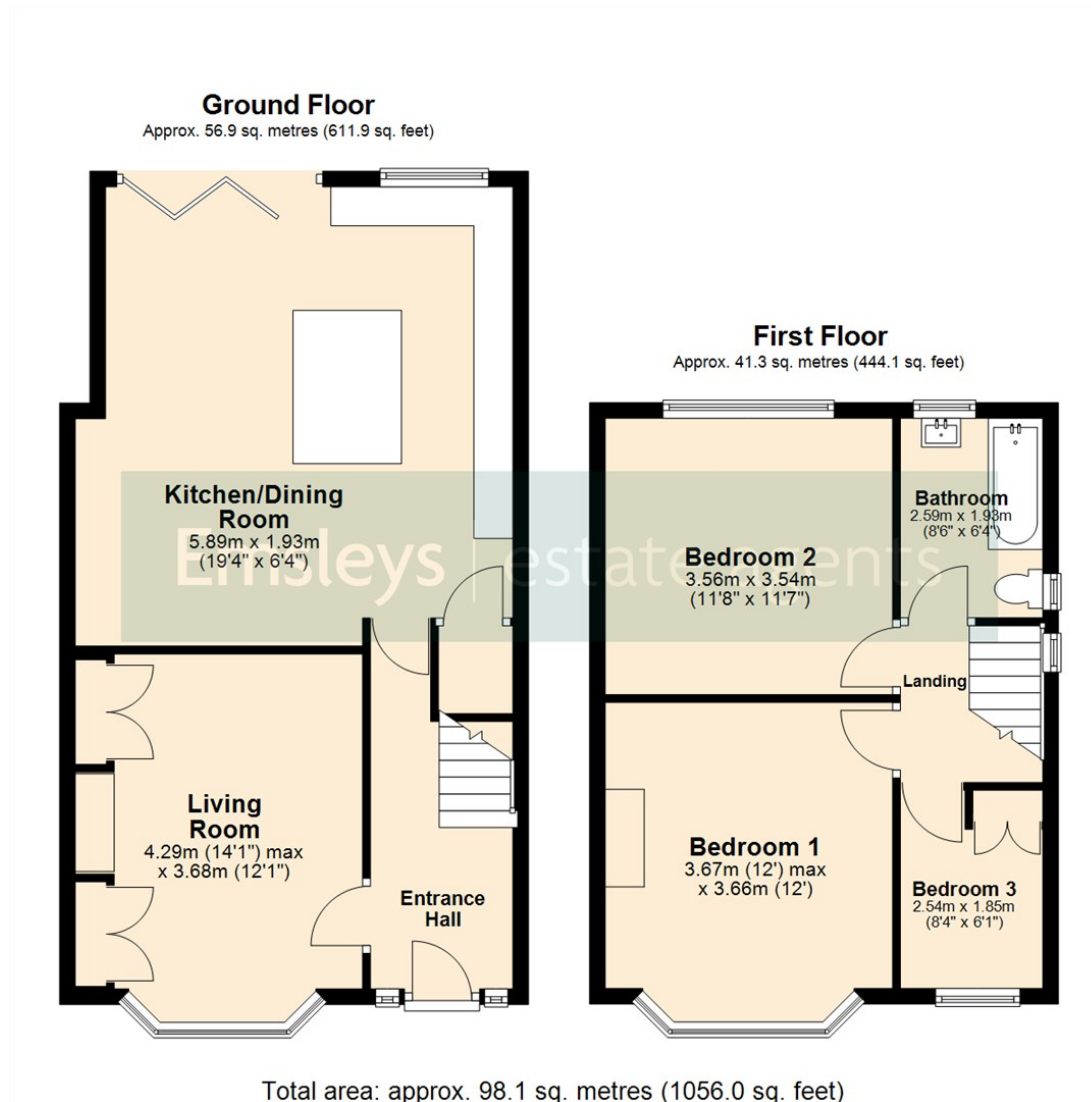
This home has to be viewed to appreciate both the location and specification!

\*\*\* Call now to book your viewing \*\*\*









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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