



Cross Gates Lane | Crossagtes | LS15 7PG

£295,000

Semi-detached house | Council Tax Band C | EPC rating D

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***** THREE BEDROOM SEMI-DETACHED HOUSE CLOSE TO ALL LOCAL AMENITIES *****

This immaculate semi-detached property in a desirable location is now available for sale. Ideal for families, this home offers a comfortable and convenient lifestyle with easy access to public transport links and local amenities.

As you step into the property, you are greeted by a welcoming atmosphere that is sure to make you feel at home. The property features a FABULOUS kitchen/diner, ideal for preparing delicious meals for your loved ones. Additionally, there are three bedrooms offering ample space for a growing family. Along with replaced PVCu windows (installed 2021), ample off-road parking and a garage this is sure to appeal to a variety of buyers.

The accommodation briefly comprises;- entrance hall, lounge, dining/kitchen to the ground floor. To the first floor, three bedrooms and a large family bathroom. Outside there is parking to the front and a large rear garden with a brick-built garage.

Ideally placed to take advantage of all local amenities in Crossgates shopping centre including local banks, post office and railway station. The commuter has the advantage of good public transport links both to the city centre and surrounding areas, the M1 motorway network and the main arterial roads are just a short distance away.

Viewing is recommended to appreciate the accommodation and location on offer.

Ground floor

Porch

A useful addition with space to kick off muddy wellies or store pushchairs! PVCu double-glazed windows and entry door.

Entrance Hall

The hallway has a useful built-in storage/cloaks cupboard, central heating radiator and gives access to all ground floor rooms.

Living Room 3.43m x 3.58m (11'3" x 11'9")

A warm and inviting living room with a central heating radiator and double-glazed bay window overlooking the front garden.

Kitchen/Diner 4.29m x 3.58m (14'1" x 11'9")

The kitchen and former dining room have been opened to create this fabulous kitchen/diner which would be the true heart of the home. Fitted with a lovely range of light grey gloss fronted wall and base units with contrasting work surfaces over. Integrated appliances include an eye-level electric oven and microwave, an induction hob with extractor over and a dishwasher. Space for a tall fridge/freezer and a plumbed space for a washing machine. In addition there is a traditional pantry store cupboard with a side window. The room has ample space for a family sized dining table and chairs and offers a commanding view of the garden with direct access from a large sliding patio door. Additional access is granted to the side of the property through a composite entry door.

First floor

Landing

With window to the side elevation and access to all bedrooms and the bathroom.

Bedroom 1 3.58m x 3.45m (11'9" x 11'4")

A spacious double bedroom with a central heating radiator and double-glazed bay window overlooking the front garden.

Bedroom 2 4.13m x 3.35m (13'7" x 11'0")

A second double bedroom with a box bay double-glazed window and central heating radiator.

Bedroom 3 2.22m x 2.06m (7'3" x 6'9")

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

Bathroom 2.54m x 2.24m (8'4" x 7'4")

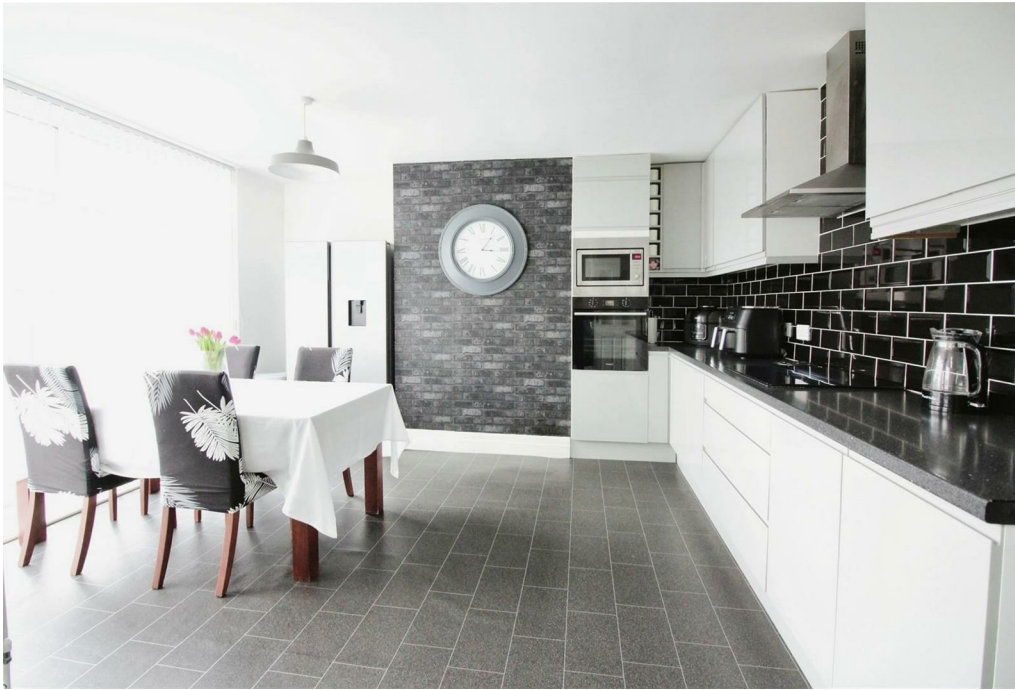
Tiled in modern ceramics the family sized bathroom offers a panelled bath, separate walk-in shower enclosure, a pedestal hand wash basin and a low flush w.c. Double-glazed windows to the side and rear elevations and a ladder style central heating radiator. Loft hatch giving access to the roof space.

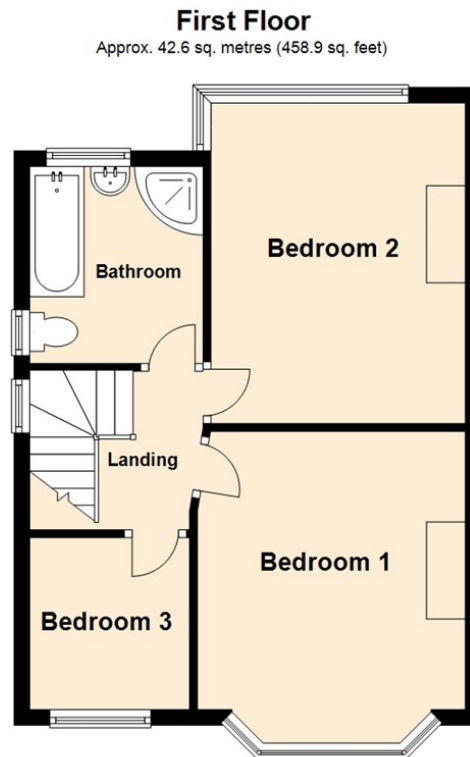
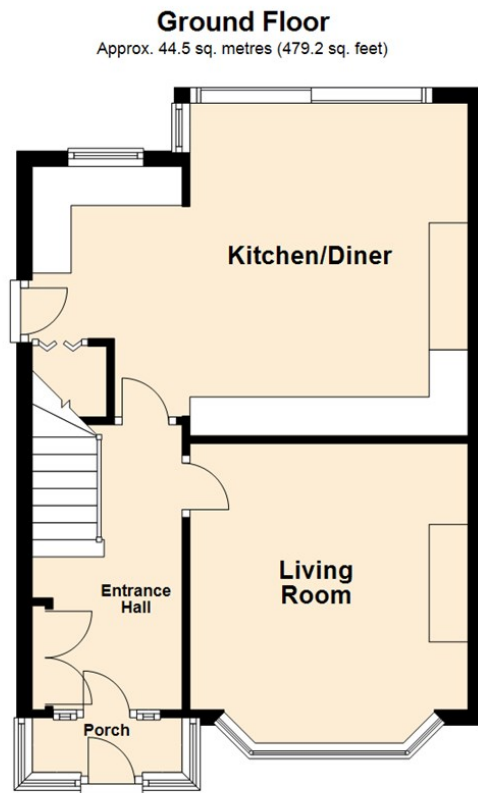
Exterior

The property is accessed to the front via the block-paved driveway which provides off-road parking for three or four cars. The side of the property is enclosed with timber double gates where the driveway continues to the brick-built garage which has a remote controlled electric door, power and light. The rear garden offers a large elevated paved patio, lawn and decked area ideal for a hot tub! Having a south-west facing aspect it can enjoy the sun all afternoon and evening. External power and water supply.

Directions

From our Crossgates office on Austhorpe Road head west and at the end turn right onto Ring Road, at the roundabout take the second exit onto Cross Gates Lane where the property can be found on the left hand side.





Total area: approx. 87.1 sq. metres (938.0 sq. feet)

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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