

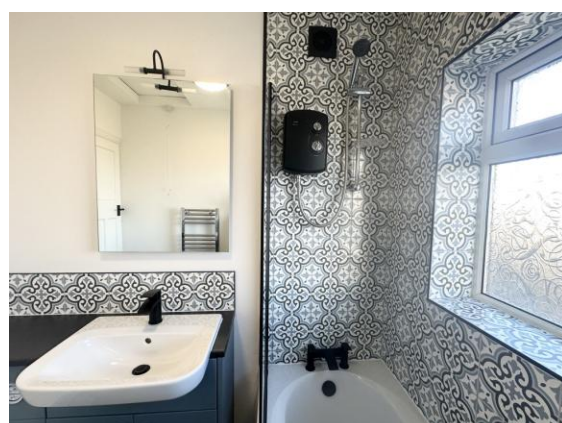


HOME

MARKETING & MANAGEMENT

BRIAN CRESCENT, CROSSGATES LS15 7PN

£254,995



Mature Semi Detached
3 Bedrooms
Recently Refurbished Throughout
Gas c/h & uPVC D/g
Modern Fitted Dining Kitchen
Gardens. Drive for Parking
Suit Families / FTB / Professionals
Close to amenities
No Chain. Vacant Possession
Viewing Recommended

£254,995

GENERAL DESCRIPTION

A recently refurbished three bedroom semi-detached house located in the popular area of Crossgates. Will be of particular interest to professionals and families seeking a stylish home which benefits from: Modern fitted kitchen with built in microwave and larder cupboard; living room with feature electric fire; long driveway; good sized gardens; modern white three piece bathroom suite with feature tiling; Upvc double glazing; gas central heating with combination boiler; neutral decor throughout, freshly laid floor coverings throughout. Offers good commuting access to Leeds city centre and an early inspection is recommended to appreciate the location and presentation of this lovely home. No Chain. Vacant Possession

TENURE
Freehold

ROOM MEASUREMENTS

ENTRANCE HALL 3' 8" x 3' 7" (1.12m x 1.09m) max**LIVING ROOM** 13' 2" x 12' 6" (4.01m x 3.81m) max**KITCHEN** 15' 8" x 8' 7" (4.78m x 2.62m) max**STAIRCASE & LANDING** 7' 2" x 2' 7" (2.18m x 1.65m)**DOUBLE BEDROOM 1** 12' 0" x 9' 10" (3.66m x 3m) max**DOUBLE BEDROOM 2** 10' 2" x 9' 10" (3.1m x 3m) max**BEDROOM 3** 7' 4" x 5' 7" (2.24m x 1.7m) max**BATHROOM** 6' 10" x 5' 4" (2.08m x 1.63m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

OPENING HOURS

Pudsey Office

Monday to Friday

Saturday

Sunday & Bank Holidays

8.30am – 5.00pm**9.00am – 1.00pm****Closed**

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeMM.