



Elsie Bruce Grove, Crossgates Leeds LS15 8FN

welcome to

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William H Brown are proud to present to the market this beautiful FOUR bedroom THREE storey detached house for SALE NOW situated within "The Limes" housing estate providing a really nice community. Viewings are highly recommended to appreciate this property.



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This detached house compromises on the ground floor of a entrance hall way leading to the kitchen, lounge with french patio doors to the rear, and a downstairs W/C. To the first floor there is a landing leading to two good size bedrooms, office room and the family bathroom. To the second floor there is the master bedroom with en-suite and a smaller bedroom. Externally, this property benefits from a lawn garden to the front and to the rear there is a fully enclosed lawn garden with a detached garage to the side with extra land behind. This property is well maintained throughout and a perfect house to make a home!!

LS15 is a popular and very convenient location situated to the East of Leeds. Offering many local attractions & amenities including Temple Newsam House, grounds & golf course. There is a selection of schools for all ages, local parks & excellent shopping facilities, including the Crossgates Shopping Centre. Restaurants, pubs and micro bars and overnight stay facilities can be found in Crossgates, Halton & Colton. For the commuter excellent vehicular access to A63, A58, A64, A1 /M1 links, the outer Ring Road, and East Leeds Orbital Route.



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Entrance Hall Way

Kitchen

14' x 7' 7" (4.27m x 2.31m)

Lounge

10' 9" x 15' (3.28m x 4.57m)

Downstairs W/c

Bedroom Two

12' 8" x 8' 3" (3.86m x 2.51m)

Bedroom Three

11' 11" x 8' 2" (3.63m x 2.49m)

Office

Family Bathroom

Bedroom One With En-Suite

17' x 14' 11" (5.18m x 4.55m)

Bedroom Four

7' 5" x 7' 3" (2.26m x 2.21m)



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- ***NO CHAIN***
- DETACHED HOUSE
- FOUR BEDROOMS
- WITHIN 10 YEAR WARRANTY
- MASTER BEDROOM WITH EN-SUITE

Tenure: Freehold EPC Rating: B

£300,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
CGT109562 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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