



Jennie Blackamore Way, Crossgates Leeds LS15 8FT

welcome to

Jennie Blackamore Way, Crossgates Leeds

William H Brown are proud to present to the market this FOUR DOUBLE bedrooms with the master having en-suite facilities situated within "The Limes" housing estate providing a really nice community; placed adjacent to the communal green the property offers a lovely environment for a growing family.



William H Brown are proud to present to the market this FOUR DOUBLE bedrooms with the master having en-suite facilities situated within "The Limes" housing estate providing a really nice community; placed adjacent to the communal green the property offers a lovely environment for a growing family and has an enclosed garden and off-street parking for two cars. Viewings are highly recommended to appreciate this property, call us now on 0113 260 0945.

The property briefly comprises; entrance hall, living room, family play room, open-plan kitchen, downstairs WC and storage room. The first floor comprises of a hallway giving access to four bedrooms; master with en-suite shower and a large family bathroom. Externally, this property benefits from a small garden to the front with parking for two cars and an electric vehicle charging point. To the rear property benefits from a generous garden offers a paved patio, lawn and border fencing.

The location is unparalleled being adjacent to fantastic transport links via the M1 motorway networks giving quick and easy access to Wetherby, York or Wakefield. There are good public transport links just a short walk away on Manston Lane along with a railway station at Crossgates for a quick and smooth commute to LEEDS city centre. There is a new and exciting shopping and leisure complex at 'The Springs' close by PLUS Crossgates shopping district which offers a wide range of shops, banks, cafes, bars and restaurants.



view this property online williamhbrown.co.uk/Property/CGT109659



Kitchen

10' x 25' 9" (3.05m x 7.85m)

Lounge

16' 1" x 14' 7" (4.90m x 4.45m)

Reception Room

8' 2" x 17' 10" (2.49m x 5.44m)

W/C

Bedroom One With En-Suite

15' 1" x 13' 2" (4.60m x 4.01m)

Bedroom Two

8' 6" x 15' 5" (2.59m x 4.70m)

Bedroom Three

9' 9" x 10' 11" (2.97m x 3.33m)

Bedroom Four

8' 3" x 10' 1" (2.51m x 3.07m)



welcome to

Jennie Blackamore Way, Crossgates Leeds

- DETACHED FOUR BEDROOM HOUSE
- MODERNISED THROUGHOUT
- PLAY ROOM/ OFFICE SPACE
- GARAGE CONVERSION
- DRIVEWAY; ELECTRICAL CHARGING POINT

Tenure: Freehold EPC Rating: C

offers over

£425,000



view this property online [williamhbrown.co.uk/Property/CGT109659](https://www.williamhbrown.co.uk/Property/CGT109659)

Please note the marker reflects the postcode not the actual property



Property Ref:
CGT109659 - 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.



william h brown



0113 260 0945



Crossgates@williamhbrown.co.uk



47 Station Road, Crossgates, LEEDS, West Yorkshire, LS15 8DT



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)