



Church Lane, Crossgates LEEDS LS15 8BD



welcome to

Church Lane, Crossgates LEEDS

William H Brown is proud to present to the market this THREE bedroom SEMI-DETACHED house for sale. This property benefits from THREE reception rooms, front and rear GARDENS, DRIVEWAY and GARAGE for OFF-STREET parking. Viewings are highly recommended to appreciate this property.



William H Brown is proud to present to the market this THREE bedroom SEMI-DETACHED house for sale. This property benefits from THREE reception rooms, front and rear GARDENS, DRIVEWAY and GARAGE for OFF-STREET parking. Viewings are highly recommended to appreciate this property. Call us now on 0113 260 0945.

This property comprises on the ground floor; entrance porch leading to the entrance hall, lounge, dining room, kitchen, conservatory and staircase rising to the first floor. To the first floor there is a landing leading to three bedrooms, study room (which can be used as an additional fourth bedroom) and the house bathroom. Externally, this property benefits from front and rear gardens, rear garden with two separate decking area; perfect for summertime entertaining and summer house. Additionally, there is a driveway and garage providing off-street parking for multiple vehicles.

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 and the Springs at Thorpe Park which offers restaurants and a cinema. For the commuter excellent vehicular access to A63, A58, A64, A1 /M1 links, the outer Ring Road, and East Leeds Orbital Route.



view this property online williamhbrown.co.uk/Property/CGT110033



Entrance Hall

Lounge

17' 4" x 14' 5" (5.28m x 4.39m)

Dining Room

10' 9" x 14' 9" (3.28m x 4.50m)

Kitchen

14' 9" x 9' 2" (4.50m x 2.79m)

Conservatory

8' 6" x 5' 8" (2.59m x 1.73m)

Bedroom One

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

Bedroom Two

13' 9" x 13' 3" (4.19m x 4.04m)

Bedroom Three

7' 5" x 7' 8" (2.26m x 2.34m)

Study Room

6' 3" x 6' 7" (1.91m x 2.01m)

Bathroom



welcome to

Church Lane, Crossgates LEEDS

- SEMI-DETACHED HOUSE
- THREE BEDROOMS; ONE STUDY ROOM
- THREE RECEPTION ROOMS; CONSERVATORY
- OFF-STREET PARKING; DRIVEWAY AND GARAGE
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: D

£350,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/CGT110033](https://www.williamhbrown.co.uk/Property/CGT110033)



Property Ref:
CGT110033 - 0003

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)