









# welcome to

# **Cross Gates Avenue, Leeds**

William H Brown is proud to present to the market this BEAUTIFUL FIVE bedroom SEMI-DETACHED FAMILY HOME. This property benefits from OPEN PLAN KITCHEN KITCHEN and DINING room, CONSERVATORY, UTILITY ROOM, GUEST W/C, THREE FLOORS, OFF-STREET PARKING, EXPANSIVE garden to the REAR.





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This family home is perfect for those looking to up-size into the perfect home that is 'ready to move in'. Comprising on the ground floor; welcoming entrance hall giving access to the lounge, open plan kitchen and dining room, conservatory, utility room, home gym room, guest W/C and staircase rising to the first floor. To the first floor there is a landing leading to three bedrooms, family bathroom and staircase rising to the second floor. To the second floor there is a landing which leads to an additional two bedrooms and a W/C. Externally, to the front this property benefits from a large paved driveway providing-street parking for multiple vehicles. Additionally, to the rear there is a beautiful low maintenance garden with garage, shed and benefits from decking, lawn and a patio area to the rear; perfect for summertime entertaining.

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.

#### **Ground Floor**

## Lounge

11' 7" MAX x 10' 7" MAX ( 3.53m MAX x 3.23m MAX )

# **Kitchen/Dining Room**

18' 4" MAX x 12' 4" MAX ( 5.59m MAX x 3.76m MAX )

# Conservatory

15' 2" MAX x 12' 1" MAX ( 4.62m MAX x 3.68m MAX )

## Utility

6' 4" MAX x 10' 4" MAX ( 1.93m MAX x 3.15m MAX )

## **Gym Room**

5' 8" MAX x 11' 2" MAX ( 1.73m MAX x 3.40m MAX )

## **Guest W/C**

#### **First Floor**

### **Bedroom One**

10' 1" MAX x 13' 9" MAX ( 3.07m MAX x 4.19m MAX )

#### **Bedroom Two**

10' 1" MAX x 12' 5" MAX ( 3.07m MAX x 3.78m MAX )

#### **Bedroom Five**

7' 11" MAX x 9' 2" MAX ( 2.41m MAX x 2.79m MAX )

## **Bathroom**

# **Second Floor**

#### **Bedroom Three**

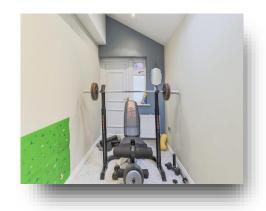
15' 1" MAX x 10' 5" MAX ( 4.60m MAX x 3.17m MAX )

## **Bedroom Four**

12' 3" MAX x 8' 6" MAX ( 3.73m MAX x 2.59m MAX )

14116











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# **Cross Gates Avenue, Leeds**

- SEMI-DETACHED; THREE FLOORS
- FIVE BEDROOMS; FITTED WARDROBES
- OPEN PLAN KITCHEN AND DINING ROOM; UTILITY ROOM
- CONSERVATORY; HOME GYM ROOM
- OFF-STREET PARKING; LARGE DRIVEWAY AND GARAGE

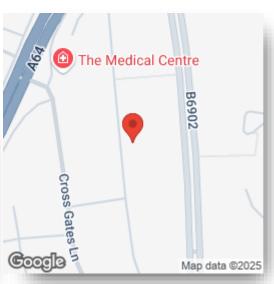
Tenure: Freehold EPC Rating: D

# £425,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/CGT109487



Property Ref: CGT109487 - 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.





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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.