



**Cross Gates Avenue, Leeds LS15 7QF**





**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 )

### W/C



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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

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Property Ref:  
CGT109487 - 0003

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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.



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