



Church Lane, Crossgates Leeds LS15 8BD

welcome to

Church Lane, Crossgates Leeds

A beautiful extended semi-detached family home with six bedrooms, spread across three floors, offering move-in ready accommodation. This property boasts high-quality finishes, neutral decor throughout, a modern kitchen, two stylish bathrooms, and two spacious reception rooms. No onward chain.



Ground Floor

Entrance Hall

Enter from the front into the welcoming hallway with access to the guest wc and stairs leading to the first floor.

Guest Wc

Always useful to have in a busy family home with a wc and wall mounted wash hand basin.

Lounge

16' 9" Max x 14' 4" Max (5.11m Max x 4.37m Max)

A spacious bright and airy room having a feature fireplace (capped off) and lovely character features including wall mouldings, deep coving and ceiling rose. The bay window to the front allows a good amount of natural light to flow through.

Dining/Sitting Room

23' 5" Max x 10' 1" Max (7.14m Max x 3.07m Max)

A generous reception room having a feature fireplace (capped off), characterful deep coving and ceiling rose. A large window to the rear allows a good amount of natural light to flow through and overlooks the garden.

Kitchen

A modern and stylish kitchen offering a good range of wall and base units with complimenting work surfaces incorporating a sink, drainer and gas hob. Integrated appliances include a double oven, dishwasher and there are spaces for further appliances. A door to the rear gives access to the garden.

First Floor

Landing

The stairs rise from the hallway onto the landing with doors to four bedrooms, bathroom and stairs leading to the second floor.

Bedroom One

13' 9" Max x 11' 8" Max (4.19m Max x 3.56m Max)

A spacious double bedroom positioned to the front elevation with fitted wardrobes.

Bedroom Two

14' 6" Max x 10' 9" Max (4.42m Max x 3.28m Max)

A spacious double bedroom positioned to the rear elevation with space for free standing furniture.

Bedroom Three

7' 3" Max x 7' 2" Max (2.21m Max x 2.18m Max)

A single bedroom positioned to the front elevation with space for free standing furniture.

Bedroom Four

6' 7" Max x 5' 9" Max (2.01m Max x 1.75m Max)

A single bedroom positioned to the side elevation with space for free standing furniture.

Bathroom

A modern and stylish bathroom having a real luxurious feel. With tiling to the floor and splash areas, fitted with a four piece suite comprising of a free standing bath, large walk in shower, wash hand basin with storage below, wc and complimenting heated towel rail. The room also benefits from underfloor heating.

Second Floor

Bedroom Five

10' 1" Max x 9' 6" Max (3.07m Max x 2.90m Max)

A double bedroom positioned to the rear elevation with space for free standing furniture.

Bedroom Six

22' 2" Max x 9' 9" Max (6.76m Max x 2.97m Max)

A generous double bedroom with ample space for free standing furniture. A window to the rear and skylight to the front allow lots of natural light to flow through.

Shower Room

A modern shower room with tiling to the floor and splash areas, fitted with a three piece suite comprising of a large walk in shower, wc, wash hand basin with storage below and a heated towel rail.

Outside

To the front of the property there is a lawn with hedge borders for privacy and a driveway to the side provides off street parking. To the rear, the garden is mostly laid to lawn with well established shrubs and trees and a paved seating area leading of the rear of the house and round the side.

Garage

A single detached garage, perfect for storage or secure parking.



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welcome to

Church Lane, Crossgates Leeds

- Extended Semi Detached House
- Six Bedrooms (Four Double)
- Two Modern Bathrooms & Modern Kitchen
- Two Spacious Reception Rooms
- Ready To Move Into Accommodation

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£435,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGT110817 - 0003

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