



The Drive, Crossgates Leeds LS15 8ER

welcome to

The Drive, Crossgates Leeds

This well-presented semi-detached home offers versatile living across three floors, ideal for families seeking comfort and convenience. Four double bedrooms, including one ensuite, the property is located in a desirable residential area and benefits from front and rear gardens.



The property opens into a welcoming entrance hall, providing access to all ground floor rooms. To the front is a spacious lounge, while the rear features a well-appointed kitchen and a separate dining room with French-style patio doors leading out to the rear garden—perfect for entertaining and family meals.

Upstairs, there are three double bedrooms, one of which benefits from a private ensuite shower room. A modern family bathroom serves the remaining bedrooms. A spiral staircase from the landing leads to the second floor.

The top floor offers a fourth double bedroom, ideal as a guest room, home office etc.

Ground Floor

Lounge

14' 8" MAX x 11' 9" MAX (4.47m MAX x 3.58m MAX)

Kitchen

10' 6" MAX x 14' 6" MAX (3.20m MAX x 4.42m MAX)

Dining Room

13' 7" MAX x 11' 4" MAX (4.14m MAX x 3.45m MAX)



First Floor

Bedroom One; En-Suite

11' 3" MAX x 13' 8" MAX (3.43m MAX x 4.17m MAX)

Bedroom Two

12' 1" MAX x 12' 6" MAX (3.68m MAX x 3.81m MAX)

Bedroom Three

9' MAX x 9' 7" MAX (2.74m MAX x 2.92m MAX)



Bathroom

Second Floor

Bedroom Four

22' 8" MAX x 17' 7" MAX (6.91m MAX x 5.36m MAX)



view this property online williamhbrown.co.uk/Property/CGT111178



welcome to

The Drive, Crossgates Leeds

- NO CHAIN
- FOUR DOUBLE BEDROOMS
- SEMI-DETACHED FAMILY HOME
- DESIRABLE RESIDENTIAL LOCATION
- TWO RECEPTION ROOMS INCLUDING DINING ROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£385,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/CGT111178](https://www.williamhbrown.co.uk/Property/CGT111178)



Property Ref:
CGT111178 - 0007

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)