



Ring Road, Crossgates Leeds LS15 8RD

welcome to

Ring Road, Crossgates Leeds

This beautifully extended three-bedroom semi-detached house offers modern open-plan living with a generous kitchen/diner/living area to the rear. The property boasts a large driveway to the front, providing ample off-street parking, and a well-maintained garden to the rear.



Ground Floor

Entrance hall with under stairs storage cupboard providing additional storage space.

Lounge

14' 6" MAX x 12' 3" MAX (4.42m MAX x 3.73m MAX)
Neutrally decorated lounge featuring a stylish fireplace and a large front-facing window that fills the room with natural light.

Kitchen/Diner/Living Room

17' 6" MAX x 11' 8" MAX (5.33m MAX x 3.56m MAX)
The extended kitchen/diner/living room is the heart of the home, featuring stylish bi-folding doors that open directly onto the rear garden, creating a seamless indoor-outdoor flow. The kitchen is fitted with modern wall and base units, integrated appliances, and a sleek breakfast bar, all complemented by contemporary spotlights. There's ample space for a dining table, making it ideal for family meals and entertaining. The living area offers a comfortable space to relax, completing this versatile and beautifully designed open-plan layout.

Shower Room

The ground floor shower room is well-appointed with a corner walk-in shower, a sleek wash hand basin, and a WC integrated within a stylish storage unit—offering both practicality and a clean, modern finish.

First Floor

Bedroom One

11' 3" MAX x 11' 3" MAX (3.43m MAX x 3.43m MAX)
Fitted wardrobes, window to the front, central heating radiator.

Bedroom Two

10' 3" MAX x 11' 4" MAX (3.12m MAX x 3.45m MAX)
Fitted sliding wardrobes, window to the rear, central heating radiator.

Bedroom Three

7' MAX x 7' MAX (2.13m MAX x 2.13m MAX)
Window to the front, central heating radiator.

Family Shower Room

The family shower room features a modern walk-in shower, a wash hand basin set within an integrated storage unit, and a WC. A rear-facing window allows for natural light and ventilation, enhancing the room's bright and fresh feel.

Utility Room

Houses boiler and washing machine.



view this property online williamhbrown.co.uk/Property/CGT110983



welcome to

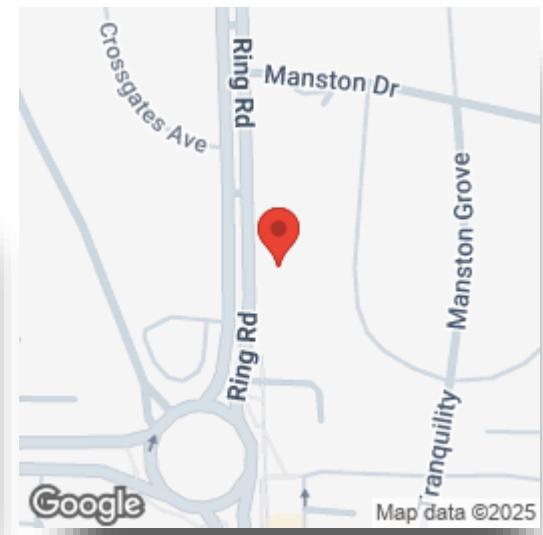
Ring Road, Crossgates Leeds

- GUIDE PRICE £300,000-£325,000
- EXTENDED THREE-BEDROOM SEMI-DETACHED HOME
- SPACIOUS OPEN-PLAN KITCHEN/DINER/LIVING ROOM
- ADDITIONAL LOUNGE
- TWO SHOWER ROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£300,000



view this property online williamhbrown.co.uk/Property/CGT110983

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.



Property Ref:
CGT110983 - 0003

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.



0113 260 0945



Crossgates@williamhbrown.co.uk



47 Station Road, Crossgates, LEEDS, West Yorkshire, LS15 8DT



williamhbrown.co.uk