



**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.

## Utiliy Room

Houses boiler and washing machine.



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## 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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGT110983 - 0003

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