

Mike  
**Dobson**



**20 Silkstone Way**

Crossgates, Leeds, LS15 8TN

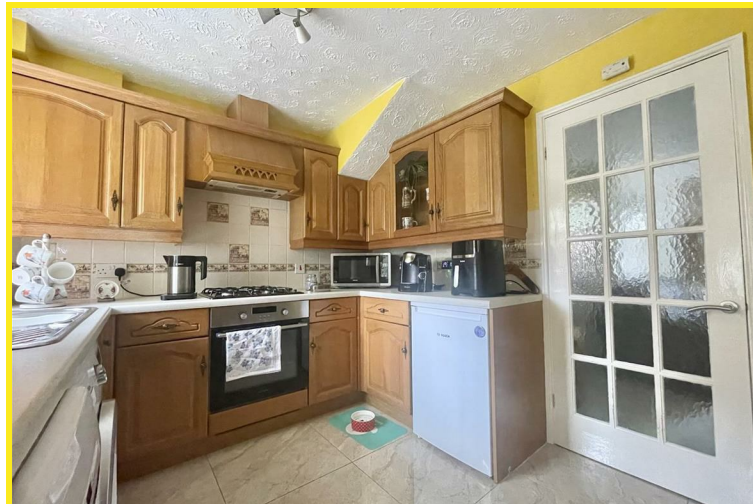
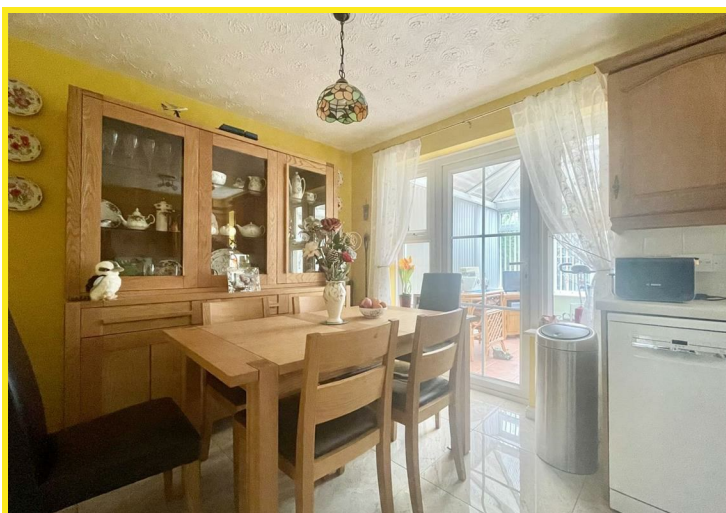
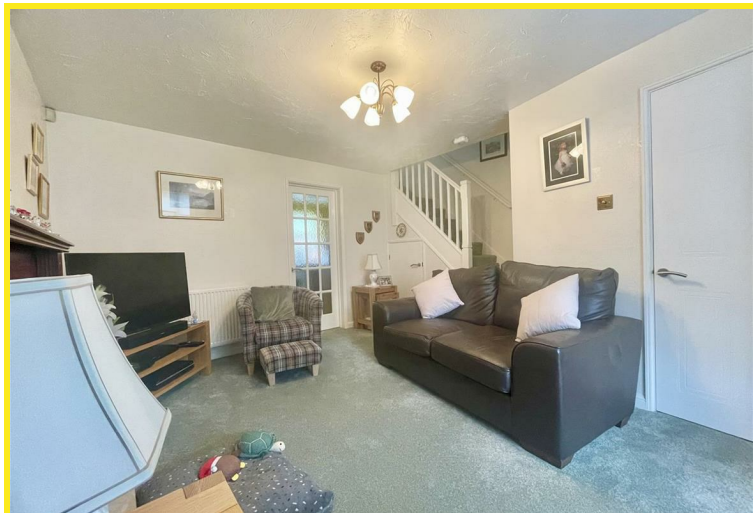
**£260,000**



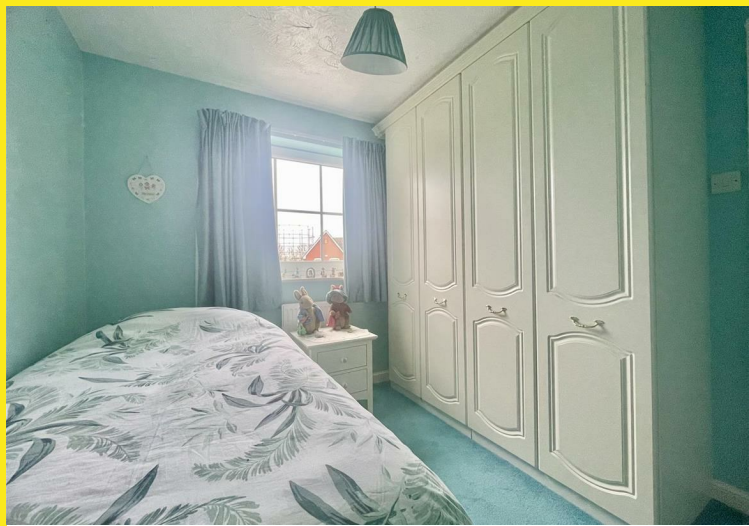
## 20 Silkstone Way

We are pleased to bring to the market this three bedroom semi-detached property, tucked away in the corner of this small development and within walking distance of all local amenities as well as Crossgates Train Station and having easy access to the A1/M1 motorway. The accommodation briefly comprises: entrance hall, ground floor WC, lounge, kitchen/dining room, conservatory, first floor landing leading to three bedrooms and shower room/WC. In addition, the property has PVCu double glazed windows and entrance doors, gas central heating, feature fire surround to lounge with inset electric fire, open plan kitchen/dining room with units to high and low levels, four ring gas hob and extractor chimney over, built in electric oven, plumbing for washing machine and space for under counter fridge, access point to the loft from the landing with pull down ladder and being part boarded, fitted wardrobes to two bedrooms and over stairs storage cupboard to the third, modern three piece white suite to the shower room comprising double walk in shower cubicle, vanity wash basin with cupboard below and low flush WC. Outside, to the front of the property a tarmac driveway provides off road parking and leads to an attached garage. There is also a lawned garden. To the rear is a private and enclosed garden with paved seating area and shaped lawn.

We recommend an early viewing to avoid disappointment.

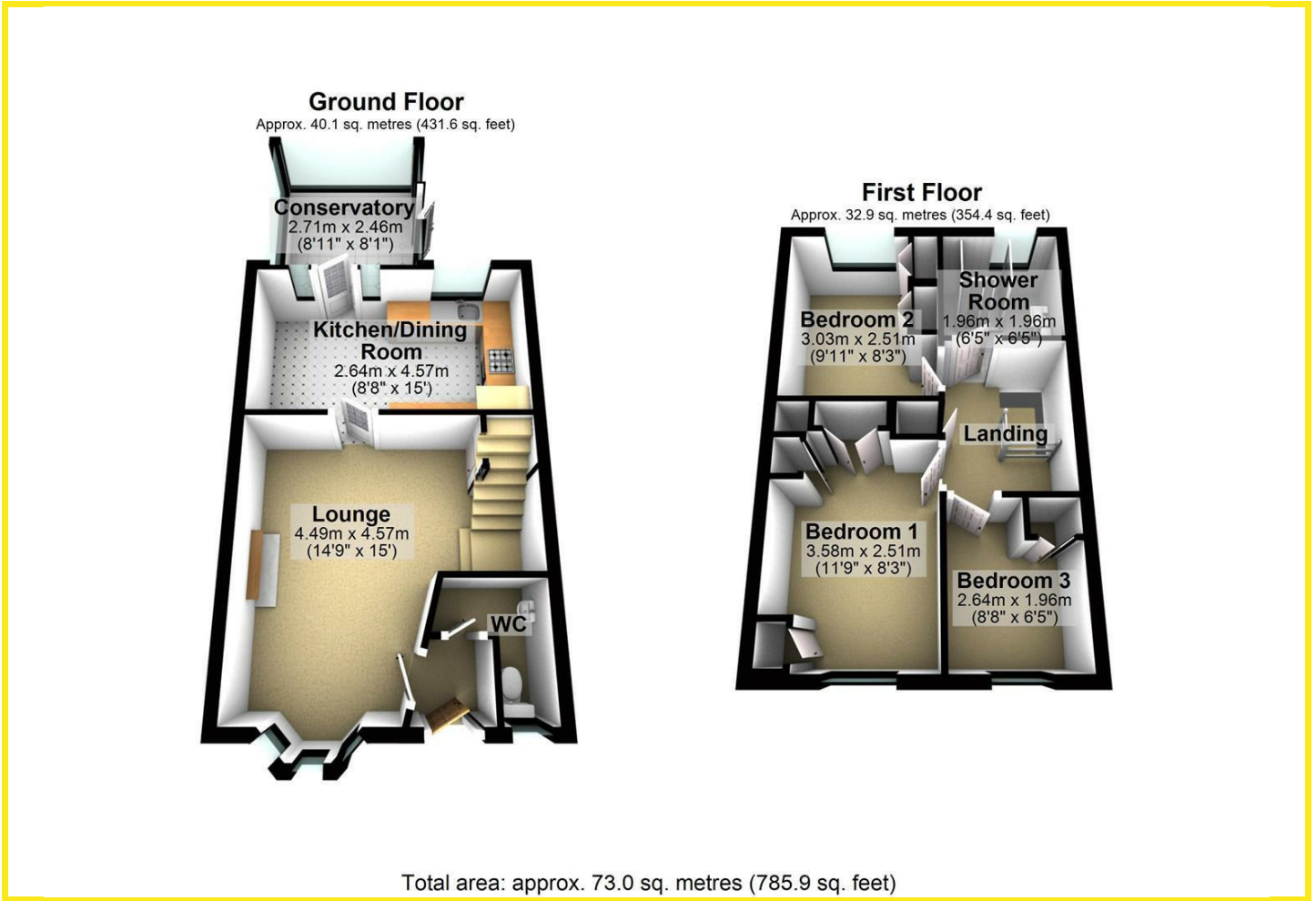








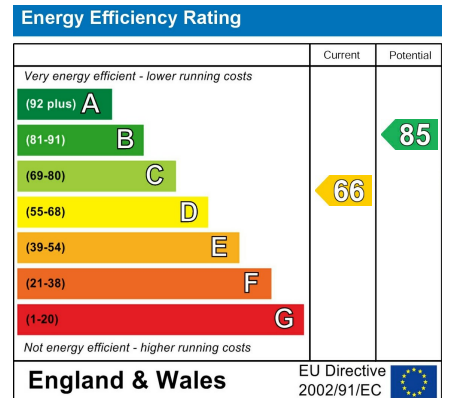
# Floor Plan



## Area Map



## Energy Efficiency Graph



## Directions

From our Garforth office on Main St, head south on Main St/B6137 towards Greensway, Continue to follow B6137, Turn right onto Selby Rd/A63, at the roundabout, take the 2nd exit and stay on Selby Rd/A63, at Austhorpe Interchange, take the 2nd exit onto Selby Rd/A6120 Leeds (East) Turn left towards Ring Rd/Selby Rd/A6120, Continue straight onto Ring Rd/Selby Rd/A6120, At the roundabout, take the 3rd exit onto Ring Rd/Ring Rd Halton/A6120. Take your third right onto Silkstone Way.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

4 Main Street, Garforth, LS25 1EZ

Tel: 0113 2864276 Email: [headoffice@mdobson.co.uk](mailto:headoffice@mdobson.co.uk) <https://www.mdobson.co.uk>