

Mike
Dobson



8 Bond Street

Crossgates, Leeds, LS15 8GE

£265,000

8 Bond Street

Nestled in the charming area of Bond Street, Crossgates, Leeds, this delightful end town house is a gem waiting to be discovered. Boasting a modern build from 2020, this property offers a perfect blend of style and comfort.

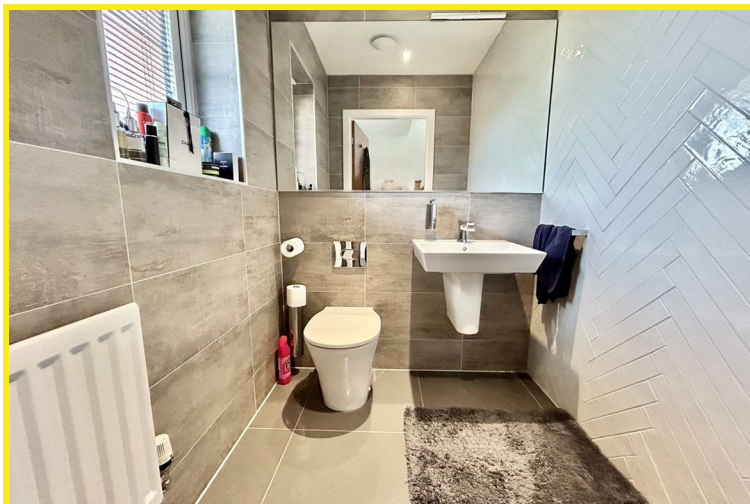
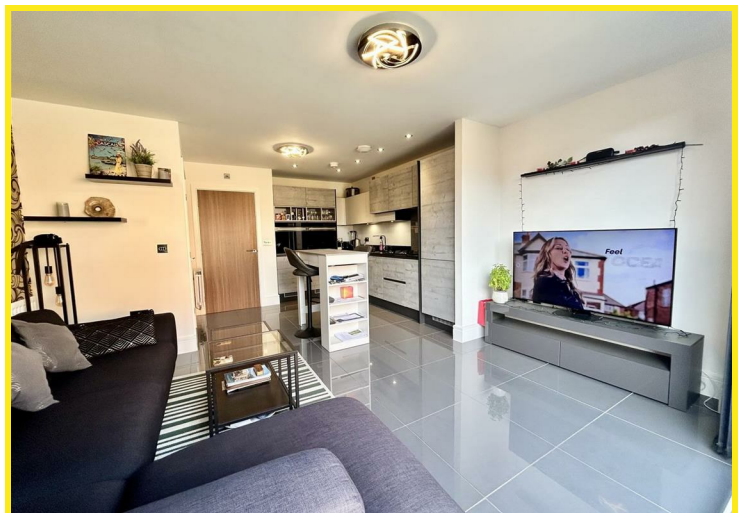
As you step inside, you are greeted by a entrance hall and ground floor cloaks, cosy open plan kitchen/dining/reception room, ideal for relaxing or entertaining guests. With two inviting double bedrooms and a well-appointed bathroom suite, this house provides a comfortable living space for you and your loved ones.

The highlight of this property is the modern fitted kitchen, complete with a full range of integrated appliances. The bi-fold doors open to reveal a beautifully landscaped rear garden, perfect for enjoying a morning coffee or hosting a summer barbecue.

Situated in a private cul-de-sac location, this house offers peace and tranquillity away from the hustle and bustle of the city. With parking available for one vehicle, convenience is at your doorstep.

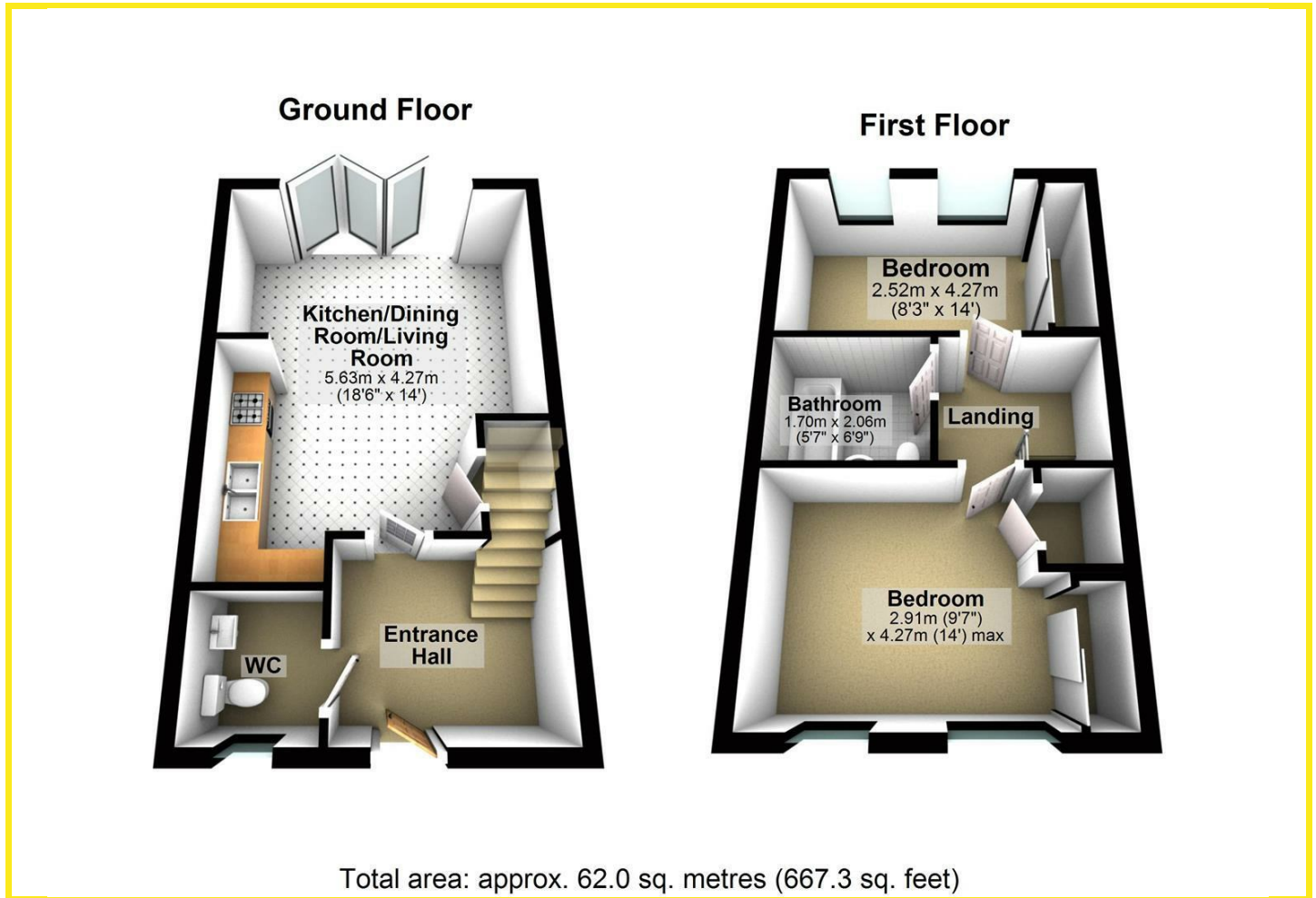
Not to mention, the property overlooks a lush green area to the front, adding a touch of serenity to your everyday life. Stay warm and cosy during the colder months with gas central heating, ensuring a comfortable living environment all year round.

Don't miss out on the opportunity to make this house your home sweet home. Book a viewing today and step into a world of modern living in a picturesque setting.





Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Directions

From our Garforth office turn left and continue past the high school to the traffic lights, turning right onto Selby Road. Continue to the roundabout, taking your second exit continuing on Selby Road. At the next roundabout, take your third exit onto A6120. At the roundabout, take your second exit onto William Park Way, continue past The Springs over the second roundabout, then at the next roundabout take your first exit onto Manston Lane. Continue along this road, taking your second right onto Euston Road, right onto Mayfair Mount, left onto Leicester Square then left onto Bond Street.

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 <https://www.mdobson.co.uk>