



**Cragside Gardens, LEEDS LS5 3LS**



**welcome to**

## **Cragside Gardens, LEEDS**

\* GUIDE PRICE £280,000 - £290,000\* Internal viewing is highly recommended to appreciate the accommodation on offer with this extended three bedroom semi-detached home! Larger than average garden with fully functioning bar!! Modern fitted kitchen. Popular Residential Area



## Cragside Gardens

A spacious and well presented three bedroom semi-detached home in a popular residential area close to local amenities, transport links and schools. Internal viewing is highly recommended to fully appreciate the accommodation on offer which briefly comprises; Entrance hallway, spacious lounge with log burner, snug, breakfast room/study, cloakroom and modern fitted kitchen to the ground floor. The first floor offers three good sized bedrooms and the house bathroom. A particular feature of this property is the larger than average garden offering a great space for those with families or those who simply love to entertain as there is also a fully functioning bar room!!

## Ground Floor

### Entrance Hallway

Door to front with stairs up to the first floor

### Lounge

14' 10" max recess x 12' 10" ( 4.52m max recess x 3.91m )

A good sized lounge with attractive decor and wooden flooring, wood burner with lintel over, radiator and open to the snug

### Snug

12' 9" x 6' 2" ( 3.89m x 1.88m )

A lovely addition to the property and versatile in use with laminate flooring, radiator and windows to the two sides.

### Breakfast Room / Office

6' 2" x 8' ( 1.88m x 2.44m )

Open to the snug is this breakfast room/study with laminate flooring, window to kitchen and doors out to the side.

## Kitchen

12' 8" x 8' 8" ( 3.86m x 2.64m )

The modern fitted kitchen features a range of wall and base units with wooden worktops and matching upstands and down lights. Modern sink and drainer unit with instant boiling tap, space for large Range master oven and hob. Integrated dishwasher, space for fridge freezer, washing machine and tumble dryer. Wooden flooring and window through to the breakfast room. Useful cupboard and door to;

## Downstairs Cloakroom

A useful downstairs cloakroom with low flush wc, radiator and window

## First Floor

### Landing

Stairs from the ground floor, window to the front and access to the loft

## Bedroom One

14' 11" max x 9' 10" ( 4.55m max x 3.00m )

A good sized double bedroom with laminate flooring, radiator and window to the rear.

There is also an additional dressing room space in this bedroom

## Bedroom Two

9' 10" x 8' 10" ( 3.00m x 2.69m )

A second good sized bedroom with laminate flooring, radiator and window to the rear

## Bedroom Three

7' 2" x 7' 8" + recess ( 2.18m x 2.34m + recess )

Laminate flooring, radiator and window to the front

## Bathroom

The bathroom comprises; Bath with shower over and screen, pedestal wash basin, low flush wc, radiator and window to the front

## Outside

To the front of the property is a paved area with wall and gate border.

A particular feature of this property is the larger than average garden which offers an array of different spaces ideal for families and entertaining. With garden laid to lawn and graveled areas for seating.

## Bar Room

19' 2" x 7' 5" ( 5.84m x 2.26m )

Discover this stylish and intimate bar room, perfect for entertaining or unwinding. The space features a sleek bar counter with ample seating, built in shelves for your finest spirits. With its polished finish and functional design, this cosy bar room adds a touch of luxury to any home. There is also space for comfy seating area.



**view this property online** [williamhbrown.co.uk/Property/HFT106779](http://williamhbrown.co.uk/Property/HFT106779)



welcome to

## Cragside Gardens, LEEDS

- Three Bedroom Semi-detached Home
- Larger than Average Garden
- Fully Functioning Bar in the Garden!
- Modern Fitted Kitchen
- Extended with Snug & Breakfast Room

Tenure: Freehold EPC Rating: D

guide price

**£280,000 - £290,000**



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HFT106779](http://williamhbrown.co.uk/Property/HFT106779)



Property Ref:  
HFT106779 - 0006

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 258 3476**



[Horsforth@williamhbrown.co.uk](mailto:Horsforth@williamhbrown.co.uk)



110-112 New Road Side, Horsforth, Leeds,  
West Yorkshire, LS18 4QB



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**