



Ring Road, Crossgates, Leeds, West Yorkshire, LS15 8RD

£275,000

Excellent, extended 3 bedroom characterful semi-detached with generous garden.
Convenient location, driveway and detached single garage.

Dales & Shires
ESTATE AGENTS

SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES

GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this smartly presented and attractive 3 bedroom traditional semi-detached home with generous and impressive garden. Conveniently located on this established and popular, tree-lined section of the Ring Road. Features include: panelled doors, gas central heating, PVCu double glazing, stylish decoration, modern fixtures and plentiful natural daylight. We anticipate this property will appeal to a variety of buyers and we advise an early viewing to appreciate the character, layout, presentation, location, gardens and value.

PROPERTY SUMMARY

The accommodation includes a hallway, lounge, dining room, extended kitchen, three bedrooms (2 doubles, 1 single), bathroom and separate toilet. Externally there are front gardens with off street parking, a side driveway, detached single garage and a particularly impressive rear garden.

LOCATION

Situated on this leafy section of the Ring Road in the established and popular suburb of Crossgates, in North East Leeds. There are plenty of local shops, transport links, cafes, pubs, supermarkets and recreational amenities in the area, including the many shops and facilities of the Arndale Centre. Open countryside is also within easy reach. There is easy access into Leeds centre and the many other amenities and transport links on offer there, including an excellent further choice of shops, restaurants, bars and tourist attractions. Crossgates railway station is a few minutes walk away, connecting Leeds and York by train, and the M1, A1 and M62 motorways are also within easy reach, making this area a popular choice with commuters.

DIRECTIONS

Sat Nav location: LS15 8RD.

GROUND FLOOR

Entrance hallway with double glazed front door, side window and staircase.

Lounge 12' 5" x 11' 9" (3.78m x 3.58m) max.
Comfortable reception room with large front window, fireplace and glazed double doors through to:

Dining Room 14' 5" x 11' 2" (4.39m x 3.40m)
Ideal for formal dining. Fireplace, door to the hall and double glazed French doors to the rear garden.

Kitchen 17' 1" x 6' 11" (5.20m x 2.11m)
An extended room with modern fitted units and integrated appliances. Side door and understairs cupboard housing the boiler.



FIRST FLOOR

Central landing with side window.

Bedroom One 11' 9" x 11' 7" (3.58m x 3.53m) max.
Double bedroom with front bay window.

Bedroom Two 11' 10" x 11' 2" (3.60m x 3.40m)
Double bedroom with rear window.

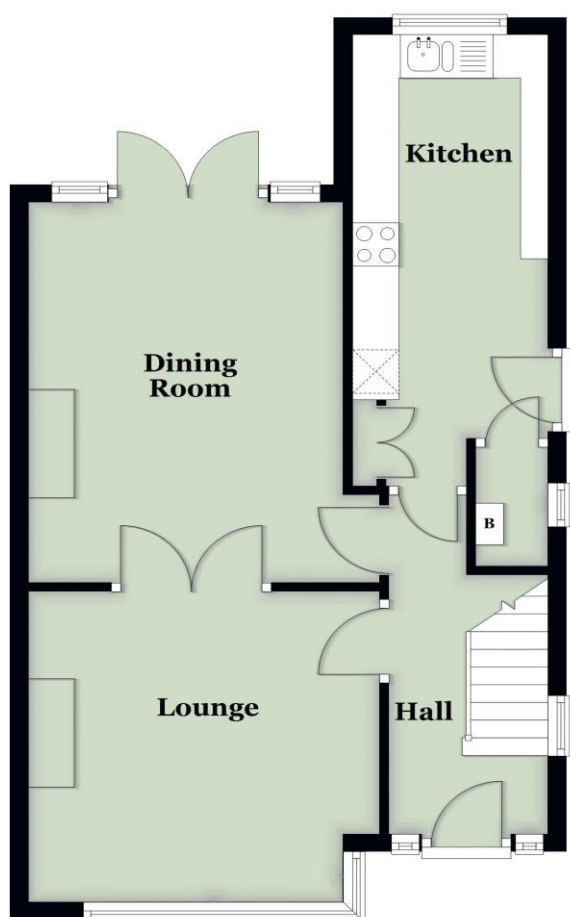
Bedroom Three 7' 0" x 6' 7" (2.13m x 2.01m)
Single bedroom with front window. Overstairs bulkhead.

Bathroom 7' 5" x 5' 2" (2.26m x 1.57m)
White bath suite with 'P' shaped shower bath and mixer shower. Linen cupboard and rear window.

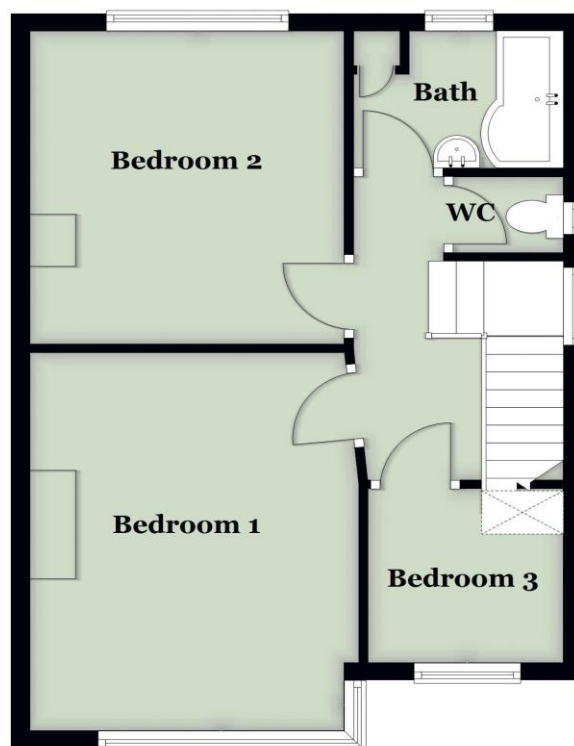
Separate Toilet 4' 6" x 2' 10" (1.37m x 0.86m)
White toilet. Side window. The bathroom and toilet could easily be combined to create a larger family bathroom if required.



Ground Floor



First Floor





OUTSIDE

The front garden has planted borders, along with an off street parking space. The side driveway provides further parking and leads to the detached single garage. The rear gardens are particularly pleasant and generous in size. Currently offering a lawn, borders, seating areas, mature trees and shrubs, and a pond (which could be filled in if not wanted).

PROPERTY TO SELL?

We sell successfully for clients throughout the North of England.

We are specialists in handling Period, Individual and Rural properties throughout the region. To find out how we can successfully sell your property for the best possible price contact us to arrange a free, no obligation Market Appraisal.

Our sales fees are competitive. We have no hidden catches, NO long contract tie-ins and NO setting up or withdrawal fees,

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Viewing / Offer Process:

All viewing requests, offers or negotiations must be made directly to Dales & Shires.

Tenure: Freehold.
Council Tax Band: C.

These details were prepared / amended on: 22/05/2025



Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
How energy efficient - lower number the better		How environmentally friendly - lower CO ₂ emissions the better	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

EXAMPLE

England & Wales

EU Directive 2002/91/EC

England & Wales

EU Directive 2002/91/EC

AGENT'S STANDARD DISCLAIMER

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2. Any areas, measurements, floor plans or distances referred to may be approximated, are given as a guide only and are not always precise. Floorplans should not be relied upon as accurate or a true representation of the size, shape or function of a room / property.
3. Some wide angle photography may be used to allow enhanced & comprehensive presentation. This can cause distortion to images & perspectives. We advise a personal inspection.
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