



Ring Road, Crossgates, LS15 7QE

£299,995

PRICED TO SELL NOW!!!! Much improved & extended semi detached house located in a popular location on impressive plot with private gardens. MUST BE VIEWED!!!!



135 Ring Road, Crossgates, LS15 7QE

We are delighted to offer for sale this much improved and extended semi detached house located in a popular location with access to transport links and amenities with access to Leeds plus within catchment of OFSTED 'Good' Primary and Secondary schools.

The property has been upgraded and improved with an extended hallway to the front plus conservatory with solid roof incorporating a reception room and utility room to the rear. as you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen with quartz worktops and appliances plus a modern 4 piece bathroom. Items of note include walk in bay windows to the lounge and bedroom 1, electric fire to lounge and fitted wardrobes to bedroom 1. There are ample sockets and media points to the property. The home is ready to move in with flooring included.

To the ground floor is an impressive entrance hall, lounge, dining kitchen, utility room and conservatory. There are 3 well proportioned bedrooms plus a 4 piece family bathroom off the first floor landing. There is a part boarded loft with ladder access, power and light.

The property benefits from well presented gardens with artificial turf and patio plus a shed, tap and socket. There is off road parking plus a car charging point.

Tenure - Freehold
Council Tax - Band C

The property comprises.

GROUND FLOOR

Entrance Hall

An impressive entrance to the property with Karndean flooring.

Lounge 13'8"(max) x 12'5"(max) (4.19m(max) x 3.79m(max))

Having a walk in bay window plus electric fire plus carpets and blinds.

Dining Kitchen 18'9" x 12'10" (5.73m x 3.93m)

having a comprehensive range of wall and base units with complimenting quartz worktops and upstands. With oven, hob, hood and fridge freezer plus 1.5 sink and mixer tap. With recessed spot lights, gas fire plus access to store/larder.

Conservatory 10'3" x 8'9" (3.14m x 2.69m)

Having a solid vaulted ceiling with recessed spot lights, patio doors and Karndean flooring.

Utility Room 8'9" x 4'2" (2.68m x 1.29m)

having a dual aspect. Space for washing machine and drier plus tiling and floor tiling.

FIRST FLOOR

Landing

With fitted flooring.

Bedroom 1 14'3"(max) x 10'11"(max) (4.35m(max) x 3.34m(max))

With walk in bay window, fitted wardrobes and carpets.

Bedroom 2 12'11"(max) x 10'10" (max) (3.94m(max) x 3.32m(max))

With carpets and blinds.

Bedroom 3 8'9" x 7'7" (2.68m x 2.32m)

With fitted carpets.

Bathroom 8'9" x 7'4" (2.68m x 2.25m)

having a modern 4 piece suite with separate bath and shower with tiling, vanity basin, chrome ladder radiator, recessed spot lights and vinyl flooring.

EXTERNAL

The property benefits from well presented gardens with turf and patio plus a shed, tap and socket. There is off road parking.

*The porch and conservatory extensions are both open to the main property. We are not aware if building regulations consents have been given for these works.





