

**Bevin Crescent, Leeds****£210,000**

2



2



1



83



- Sought After Location
- Semi-detached with Driveway Parking
- Entrance Hallway leading to Lounge
- Downstairs WC
- Kitchen Diner with French Doors to Enclosed Garden
- Two Double Bedrooms
- Modern Family Bathroom
- EPC Rating B
- Council Tax Band B

Call **01977 285 111** to view this property or visit [www.crownestateagents.com](http://www.crownestateagents.com)

Opening hours:  
Mon - Fri 9am - 5pm  
Sat 10am - 2pm

### Entrance Lobby

5'3" x 3'0" (1.61 x 0.93)

Entering from the front uPVC door, the entrance lobby provides space for shoes and coats, decorated neutrally with light grey carpets and white wooden doors giving access to the downstairs WC and Lounge area. Gas fired central heating radiator

### Cloakroom

5'4" x 3'0" (1.63 x 0.93)

A convenient downstairs WC with pedestal wash hand basin, tiled wood effect flooring and gas central heating radiator.

### Lounge

12'11" x 11'5" (3.96 x 3.49)

A spacious and bright lounge decorated neutrally with light grey carpets. A large window to the front of the property and open staircase. Gas central heating radiator and wall mounted thermostat.

### Kitchen Diner

14'4" x 9'3" (4.39 x 2.82)

A modern kitchen diner with white wall and base units and contrasting wooden worktops. Appliances include integrated 50/50 fridge freezer, washing machine, full sized dishwasher and gas oven and four ring hob with chrome chimney effect extractor fan. The boiler is concealed away in matching cupboard. French doors lead you out into a fully enclosed garden. With plenty of space for a dining table, access to the under stairs cupboard offers extra storage. French doors with windows to either side allow plenty of light to flow through this beautiful kitchen.

### Master Bedroom

10'7" x 10'4" (3.23 x 3.16)

Overlooking the front of the property, the master bedroom offers ample storage with both floor to ceiling white high gloss fitted wardrobes and a convenient storage cupboard. The light grey carpets continue from the ground floor to both bedrooms and stairs.

### Bedroom 2

10'10" x 7'6" (3.31 x 2.29)

Another double bedroom with space for wardrobes and drawers. The room is brightly decorated in a pastel green with grey carpets. The window overlooks the private garden to the rear of the property.

### Family Bathroom

6'2" x 5'9" (1.90 x 1.77)

A modern bathroom suite comprising of bath with shower over and tile surround, pedestal wash hand basin and low level flush WC. A frosted window facing the rear of the property, the bathroom has wood effect, easy to clean vinyl flooring, extractor fan and gas central heating radiator.

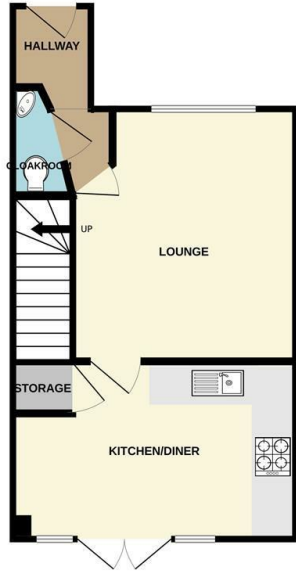
### External

Driveway parking for two cars to the side of the property. A good sized private, enclosed garden to the rear with access gate and french doors leading to the kitchen diner.

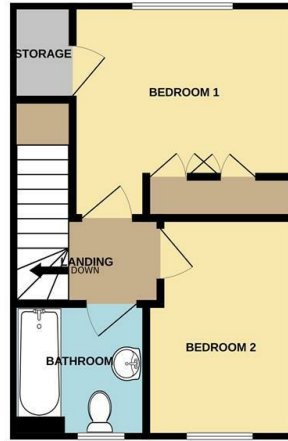


Floor Plan

GROUND FLOOR  
322 sq.ft. (29.9 sq.m.) approx.



1ST FLOOR  
301 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA: 624 sq.ft. (57.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Netopix i2024



**Energy Efficiency Rating**

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>97</b> |
| (81-91) <b>B</b>                            | <b>83</b>                  |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Call 01977 285 111 to view this property or visit [www.crownstateagents.com](http://www.crownstateagents.com)

Opening hours:  
Mon - Fri 9am - 5pm  
Sat 10am - 2pm