

# HUNTERS®

HERE TO GET *you* THERE



## Manston Crescent

Crossgates, Leeds, LS15 8BN

Asking Price £280,000

 3  1  1  TBC

Council Tax: C



# 88 Manston Crescent

Crossgates, Leeds, LS15 8BN

Asking Price £280,000



## Entrance Hall

14'6" (max) - 7'0" (max) (4.42m (max) - 2.13m (max))

Radiator and stairs to the upper level.

## Lounge

12'9" (max) - 11'9" (max) (3.89m (max) - 3.58m (max))

Electric fire with surround, radiator, wall lights and bay window.

## Kitchen Dining Room

18'6" (max) - 11'9" (max) (5.64m (max) - 3.58m (max))

## Kitchen Area

Stainless steel sink with double drainer, gas hob with extractor over, fan oven, integrated microwave oven combi, washing machine and a range of wall and base units.

## Dining Area

Double doors to the rear garden.

## Landing

7'6" (max) - 7'0" (max) (2.29m (max) - 2.13m (max))  
Stairs to the lower level.

## Master Bedroom

14'0" (max) - 11'3" (max) (4.27m (max) - 3.43m (max))

Radiator, bay window and built in wardrobes.

## Bedroom Two

11'0" (max) - 10'6" (max) (3.35m (max) - 3.20m (max))

Radiator and loft access.

## Bedroom Three

7'0" (max) - 6'9" (max) (2.13m (max) - 2.06m (max))

Radiator,

## Bathroom

8'3" (max) - 7'6" (max) (2.51m (max) - 2.29m (max))  
Half tiled walls and tiled floor, panel bath with shower over, store room housing boiler, wash hand basin, heated towel rail and w/c.

## Front Garden

Mainly graveled areas used as additional parking.

## Driveway

With parking for several vehicles.

## Detached Garage

Up and over door.

## Rear Garden

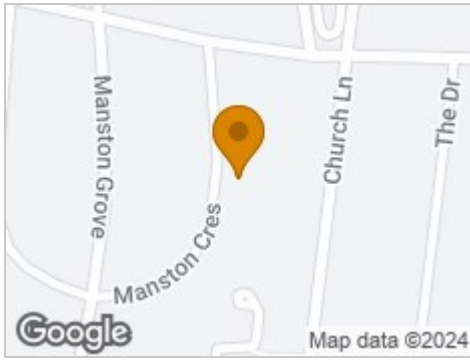
Mainly grassed lawns, with patios, decked areas, flower beds, plants and shrubs.

**GREAT FAMILY HOME – IDEAL FIRST TIME BUYER OPPORTUNITY – SEMI-DETACHED – THREE BEDROOMS – OPEN PLAN KITCHEN DINING ROOM – GARDENS TO THE FRONT AND REAR - DETACHED GARAGE – DRIVEWAY – CROSSGATES - NO CHAIN**

Available with no chain, this three bedroom semi-detached house is ideal for first time buyers, growing families or anyone looking for great space with potential to add more. Located in the heart of Crossgates, a short distance from Austhorpe Road with its shopping centres, restaurants, bars, pubs and transport links, among other great amenities close by. There are gardens to the front and rear, a driveway and detached garage externally. Internally it briefly comprises; entrance hall, lounge and kitchen dining room on the ground floor. On the first floor there are three bedrooms, landing and bathroom. Energy Rating - TBC



## Road Map



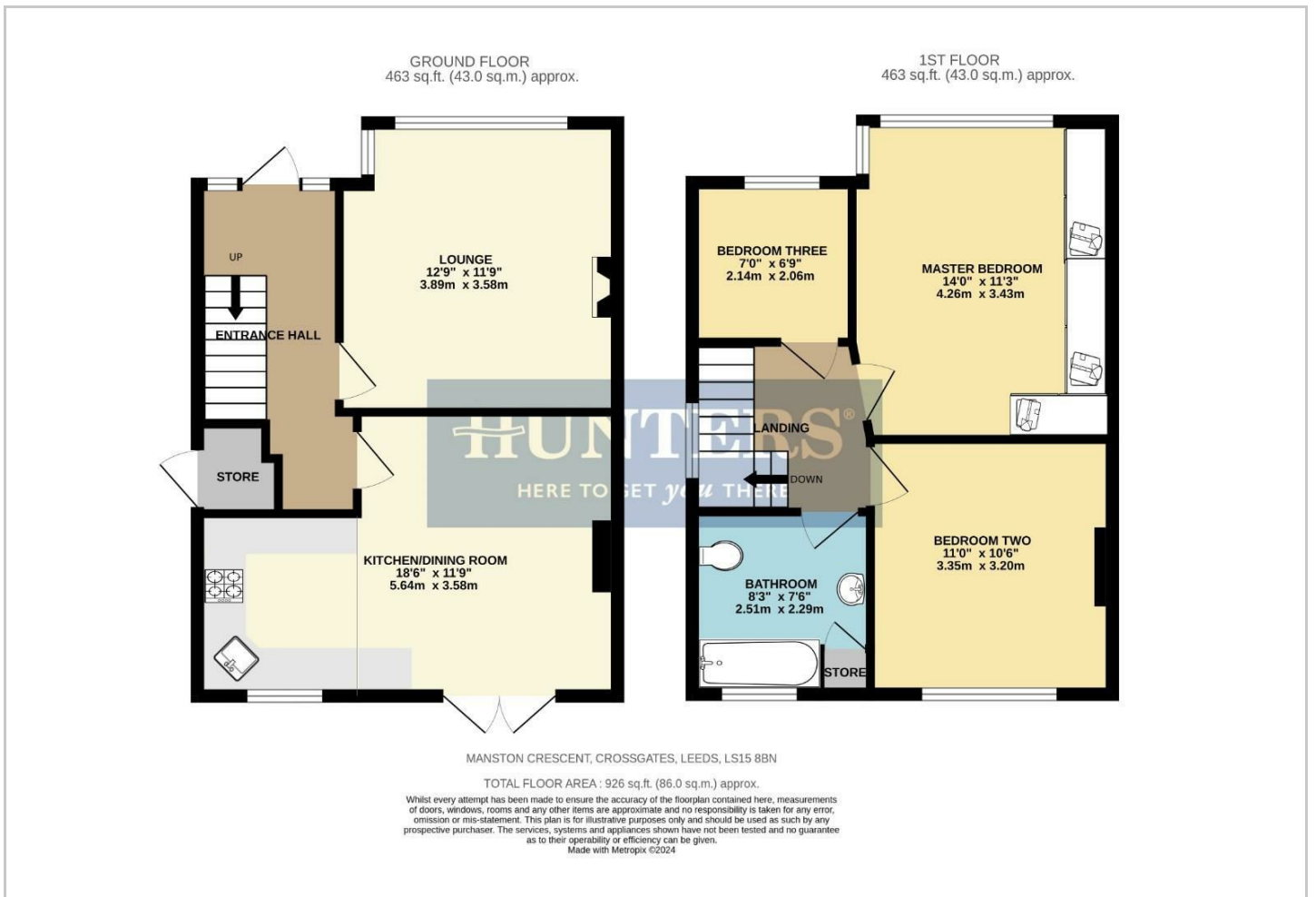
## Hybrid Map



## Terrain Map



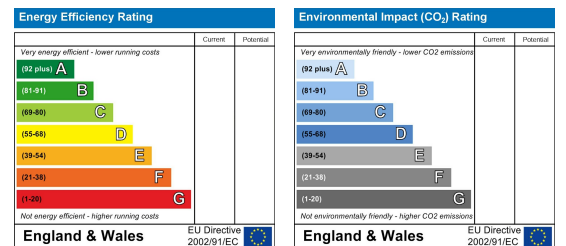
## Floor Plan



## Viewing

Please contact our Hunters North Leeds Office on 0113 268 0242 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.