



Ring Road, Crossgates Leeds LS15 8RD

welcome to

Ring Road, Crossgates Leeds

This beautifully extended three-bedroom semi-detached house offers modern open-plan living with a generous kitchen/diner/living area to the rear. The property boasts a large driveway to the front, providing ample off-street parking, and a well-maintained garden to the rear.



Ground Floor

Entrance hall with under stairs storage cupboard providing additional storage space.

Lounge

14' 6" MAX x 12' 3" MAX (4.42m MAX x 3.73m MAX)
Neutrally decorated lounge featuring a stylish fireplace and a large front-facing window that fills the room with natural light.

Kitchen/Diner/Living Room

17' 6" MAX x 11' 8" MAX (5.33m MAX x 3.56m MAX)
The extended kitchen/diner/living room is the heart of the home, featuring stylish bi-folding doors that open directly onto the rear garden, creating a seamless indoor-outdoor flow. The kitchen is fitted with modern wall and base units, integrated appliances, and a sleek breakfast bar, all complemented by contemporary spotlights. There's ample space for a dining table, making it ideal for family meals and entertaining. The living area offers a comfortable space to relax, completing this versatile and beautifully designed open-plan layout.

Shower Room

The ground floor shower room is well-appointed with a corner walk-in shower, a sleek wash hand basin, and a WC integrated within a stylish storage unit—offering both practicality and a clean, modern finish.

First Floor

Bedroom One

11' 3" MAX x 11' 3" MAX (3.43m MAX x 3.43m MAX)
Fitted wardrobes, window to the front, central heating radiator.

Bedroom Two

10' 3" MAX x 11' 4" MAX (3.12m MAX x 3.45m MAX)
Fitted sliding wardrobes, window to the rear, central heating radiator.

Bedroom Three

7' MAX x 7' MAX (2.13m MAX x 2.13m MAX)
Window to the front, central heating radiator.

Family Shower Room

The family shower room features a modern walk-in shower, a wash hand basin set within an integrated storage unit, and a WC. A rear-facing window allows for natural light and ventilation, enhancing the room's bright and fresh feel.

Utiliy Room

Houses boiler and washing machine.



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welcome to

Ring Road, Crossgates Leeds

- ***OFFERS OVER £290,000***
- EXTENDED THREE-BEDROOM SEMI-DETACHED HOME
- SPACIOUS OPEN-PLAN KITCHEN/DINER/LIVING ROOM
- ADDITIONAL LOUNGE
- TWO SHOWER ROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

£290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGT110983 - 0004

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