



Merchant Way, Leeds LS15 0BQ

welcome to

Merchant Way, Leeds

READY TO VIEW is this BEAUTIFULLY PRESENTED detached family home set within a POPULAR development in Crossgates. With THREE BEDROOMS, OWNED SOLAR PANELS, and a DRIVEWAY with EV CHARGER, this MODERN home is READY TO MOVE INTO and is IDEAL for the FAMILY BUYER!



Entrance Hall

Having a composite entrance door to the front aspect, a gas central heating radiator, and stairs to the first floor landing.

W.C

Equipped with a wash hand basin, the w.c, a gas central heating radiator, and a double glazed window to the front.

Lounge

Featuring two double glazed windows with fitted blinds, a generous under stair storage cupboard with lighting, and a gas central heating radiator.

Dining Kitchen

Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. Includes a stainless steel sink and drainer, an electric oven with a gas hob, splash back and a cooker hood over. Also includes plumbing and space for a dishwasher, an integrated washing machine and a fridge freezer. Gas central heating radiator, double glazed windows to the side and front, plus double glazed French doors leading out to the garden.

First Floor Landing

With stairs rising from the ground floor and having a double glazed window and a gas central heating radiator.

Bedroom One

With a double glazed window to the front aspect, a built in storage cupboard, and a gas central heating radiator. Door to the en-suite.

Ensuite

Equipped with a shower cubicle, a wash hand basin, and a w.c. Part tiling, a gas central heating radiator, and a double glazed window.

Bedroom Two

Double glazed window to front and a double glazed window to the side. Gas central heating radiator.

Bedroom Three

Double glazed window to the side and a gas central heating radiator.

House Bathroom

Fitted with a three piece bathroom suite which includes a bath with a shower over, a wash hand basin, and a w.c. Part tiling, radiator, and a double glazed window.

Loft

Part boarded loft for storage.

Exterior

Externally the property has a an open garden space to the front with a low wall, railing and a pathway to the front door.

To the side is an enclosed garden space with low wall and fence boundaries, a lawn, and an access gate to the driveway. EV charger point, and solar panels.



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welcome to

Merchant Way, Leeds

- Modern Detached Family Home
- Three Bedrooms
- Master With En-Suite Facilities
- Ground Floor W.C
- Owned Solar Panels

Tenure: Freehold EPC Rating: B
Council Tax Band: A

£270,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGT111781 - 0004

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