Mead Road | | LS15 9JR £435,000

Four Bedroom Detached House | Council Tax Band E | EPC Rating D

Emsleys | estate agents

*** RARELY AVAILABLE * MUST BE VIEWED * FOUR BEDROOM DETACHED HOUSE***

Situated within the highly regarded village of COLTON is this executive style detached house. Well presented throughout, the house offers four bedrooms (master with en-suite) and a contemporary dining/kitchen and recently modernised bathrooms. This property enjoys a convenient location close to local amenites and transport links but also is just a short walk from Templenewsam Country Park Estate.

The accommodation briefly comprises to the ground floor; entrance hall, guest w.c, utility room, a modern fitted kitchen with integrated appliances and spacious lounge and dining area with direct access to the rear garden. To the first floor are four bedrooms (one with an en-suite shower room) and the family bathroom. To the outside there is off-road parking in front of the integral garage and to the rear is a fully enclosed south west facing garden.

The location is unparalleled being adjacent to fantastic transport links via the M1 motorway networks giving quick and easy access to Wetherby, York or Wakefield. There are good public transport links just a short walk away on the main A63 Selby Road along with a railway station at Crossgates for a quick and smooth commute to LEEDS city centre. Within walking distance there is a new and exciting shopping and leisure complex at 'The Springs' plus Sainsburys supermarket at the ever popular Colton retail park. With Crossgates just a short drive away you will be spoilt for choice with a range of shops, banks, cafes and bars.

**Call now to book a viewing**

## Living Room 3.55m x 4.98m (11'8" x 16'4")
Window to rear, fireplace, patio door, door to:

## Dining Room 2.92m x 2.42m (9'7" x 7'11")
Window to rear, open plan, door to:

## Kitchen 4.26m x 2.31m (14'0" x 7'7")
Window to front, door to:

## Entrance Hall 3.64m x 1.70m (11'11" x 5'7")
Stairs, door to:

## WC 1.75m x 0.99m (5'9" x 3'3")
Window to front, door to:

## Utility Room 1.79m x 2.31m (5'10" x 7'7")

## Garage 2.84m x 2.67m (9'4" x 8'9")
Up and over door, door.

## Bedroom 3 2.64m x 2.95m (8'8" x 9'8")
Window to rear, double door to twoStorage cupboard.

## Exterior
TwoStorage cupboard.

## Master Bedroom 2.64m x 3.78m (8'8" x 12'5")
Window to rear, double door to:

## En-suite Shower Room 1.55m x 2.72m (5'1" x 8'11")
Window to side.

## Bedroom 2 2.00m x 2.72m (6'7" x 8'11")
Window to front, double door, door to:

Storage cupboard.

## Bathroom 1.65m x 2.21m (5'5" x 7'3")
Window to front, door to:

## Bedroom 4 2.59m x 2.31m (8'6" x 7'7")
Window to front, door to:

## Landing 2.70m x 4.69m (8'10" x 15'5")
Window to side, door to:

Total area: approx. 111.7 sq. metres (1201.9 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

35 Austhorpe Road | Crossgates | Leeds | LS15 8BA
t: 0113 284 0120 www.emsleysestateagents.co.uk

Emsleys | estate agents