



**Maggie Barker Avenue, Crossgates Leeds LS15 8FH**

**welcome to**

**Maggie Barker Avenue, Crossgates Leeds**

An attractive detached four-bedroom FAMILY HOME home offering FOUR BEDROOMS with private en-suite to the main bedroom, a GOOD SIZE rear garden, and convenient off-street parking provided by a DRIVEWAY and GARAGE!.



## **Ground Floor**

### **Lounge**

Lounge which is carpeted throughout, window to the front, central heating radiator.

### **Kitchen/Dining Room**

A spacious and modern area featuring fully fitted wall and base units with integrated appliances and a rear-facing window providing natural light. The room benefits from two central heating radiators for year-round comfort. The dining area enjoys French-style patio doors that open directly onto the rear garden, creating a seamless indoor–outdoor living space.

### **Utility Room**

Fitted with a work surface and wall mounted cupboards. Also includes a gas central heating radiator, the gas central heating radiator, a composite door leading out to the side of the property, and an internal door leading to the ground floor W.C.

### **Ground Floor W.C**

Guest W/C with wash hand basin, a window to the rear, and a gas central heating radiator.

## **First Floor**

### **Bedroom One**

Featuring a window to the front aspect, a gas central heating radiator, and carpeting. Door to the en-suite.

### **En-Suite**

Equipped with a shower cubicle, a wash hand basin, and the w.c. Tiling to the walls and floor, heated towel rail, ceiling spotlights, and a window to the rear aspect.

### **Bedroom Two**

Window to the rear, central heating radiator.

### **Bedroom Three**

Carpeted throughout, window to the rear, and a gas central heating radiator.

### **Bedroom Four**

Having a double glazed window to the rear, and a gas central heating radiator.

## **House Bathroom**

Comprising of a three piece bathroom suite which includes a bath with a mixer tap, and a shower over, a wash hand basin, and the w.c. Tiling to all visible areas, heated towel rail, ceiling spotlights, and a window to the rear.

## **Exterior**

Externally the property has a double driveway to the front allowing for off street parking and giving access to the garage.

To the rear is an enclosed garden space which includes a patio seating area, lawn, an outdoor tap and an outdoor light.



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## Maggie Barker Avenue, Crossgates Leeds

- Detached Family Home
- Four Bedrooms
- Open Plan Dining Kitchen
- Master Bedroom With En-Suite Facilities
- Enclosed Rear Garden

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

**£390,000**



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Property Ref:  
CGT111409 - 0006

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