



The Drive, Crossgates Leeds LS15 8EP

welcome to

The Drive, Crossgates Leeds

If you're looking for a stylish, high quality, ready to move in home then this is it! Finished to an exceptional standard throughout and boasting four spacious bedrooms; two having luxurious en-suites, three reception rooms and a private, landscaped, wraparound garden & private driveway. Must view!



Ground Floor

Kitchen/Diner

15' 8" MAX x 27' 7" MAX (4.78m MAX x 8.41m MAX)

This stunning open-plan bespoke kitchen/diner is the heart of the home, combining sleek design with everyday practicality. A large central island offers generous storage and serves as a stylish focal point for cooking and socialising. The space is flooded with natural light from a skylight above, highlighting the light-toned cabinetry and countertops. Integrated appliances are seamlessly built in, maintaining a clean, modern aesthetic. Additional features includes; butlers cupboard and additional walk-in corner pantry.

Bifolding doors at the rear open directly onto the garden, creating a seamless indoor-outdoor flow—perfect for al fresco dining and summer entertaining.

The dining area comfortably accommodates a family-sized table and benefits from additional built-in storage units, offering both elegance and functionality in a bright, sociable setting.

Family Room

12' MAX x 18' 5" MAX (3.66m MAX x 5.61m MAX)

This beautifully styled family room offers a perfect blend of comfort and sophistication. The deep blue walls create a rich, elegant backdrop, complemented by a striking white fireplace at the centre. A large bay window positioned to the side with classic white shutters floods the room with natural light, while offering flexible privacy and light control.

Living Room

17' 3" MAX x 14' 10" MAX (5.26m MAX x 4.52m MAX)

This beautifully appointed living room offers a warm and inviting space, perfect for relaxing or entertaining. The focal point of the room is a charming brick fireplace with a classic wooden mantelpiece, adding character and warmth, featuring elegant wooden flooring throughout bay window to the front with white blinds allow natural light to pour in, enhancing the bright and airy feel of the space.

Cloak Room

11' 9" MAX x 9' 5" MAX (3.58m MAX x 2.87m MAX)

This stylish cloakroom offers a bright and welcoming space, thoughtfully designed with both practicality and charm. A large window to the front allows natural light to fill the room, highlighting the elegant neutral-toned walls and classic wainscoting detail. A wooden bench provides a convenient spot for changing footwear or placing bags, while a black radiator beneath the window adds a modern touch.

Guest W/C

Conveniently located within the cloakroom, the ground floor guest W/C features a stylish wash hand basin, offering both practicality and comfort for visitors.

First Floor

Bedroom One; En-Suite

12' 10" MAX x 14' 6" MAX (3.91m MAX x 4.42m MAX)

Bedroom One is a spacious and well-appointed double room, featuring fitted wardrobes for ample storage and plush carpeting throughout for added comfort. A side-facing window allows natural light to brighten the space, while spotlights and a central heating radiator ensure a warm and well-lit environment year-round.

Bedroom Two; En-Suite

10' 11" MAX x 14' 10" MAX (3.33m MAX x 4.52m MAX)

This spacious bedroom benefits from a private en-suite bathroom for added convenience. It features fitted mirrored wardrobes, offering ample storage while enhancing the sense of space and light. The room is carpeted throughout, creating a warm and comfortable atmosphere. A window to the front allows for plenty of natural light, complemented by modern spotlights for a sleek finish.

Bedroom Three

11' 2" MAX x 10' MAX (3.40m MAX x 3.05m MAX)

A well-presented bedroom featuring fitted wardrobes with overhead storage, ideal for maximising space and keeping things organised. The

room is carpeted throughout, offering a cosy and comfortable feel. A side-facing window brings in natural light, and a central heating radiator.

Bedroom Four

8' 3" MAX x 9' 9" MAX (2.51m MAX x 2.97m MAX)

Currently used as a dressing room, this versatile space features fitted wardrobes, providing excellent storage options. The room is carpeted throughout for comfort and warmth, and a front-facing window allows for natural light to brighten the space.

Bathroom

This spacious and modern family bathroom is beautifully designed with both style and functionality in mind. It features a double sink vanity, perfect for busy mornings, and a glass-enclosed shower with striking dark marble tiles. A freestanding bathtub offers a luxurious space to unwind, complemented by two windows with blinds that allow natural light to fill the room. Additional touches include a toilet and spotlights lighting.

Attic

Attic with planning permission, insulated throughout, two velux windows.



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The Drive, Crossgates Leeds

- SEMI-DETACHED FAMILY HOME
- LARGE CORNER PLOT
- FOUR SPACIOUS BEDROOMS; TWO EN-SUITES
- THREE GENEROUS RECEPTION ROOMS
- HIGH-QUALITY FINISH THROUGHOUT

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£550,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGT111356 - 0002

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