CROWN | ESTATE AGENTS

Cross Hills Drive, Leeds

O.I.R.O £180,000

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Crown are delighted to bring to the market this well presented three bedroom terraced property situated on Cross Hills Drive, Kippax. Offering spacious and practical accommodation, the property has been tastefully decorated throughout and benefits from laminate flooring, a stylish kitchen/diner, useful utility space and a modern family bathroom. Externally, the property benefits from gardens to both the front and rear, providing excellent outdoor space for relaxing, entertaining or enjoying with the family. The location is also well placed for a range of local amenities, including a leisure centre, cafes, supermarkets and other everyday facilities. This property would make an ideal home for a variety of buyers, whether you're a first time buyer looking to take your first step onto the property ladder, an investor seeking a worthwhile addition to your portfolio or a growing family looking for a home with plenty of potential.

- 3 Bedroom, 1 Bathroom
- Terraced House
- Modern Kitchen
- Dining Area
- Family bathroom
- Decorated throughout
- Great location
- EPC C
- Council tax band C

Call 01977 285 111 to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD. CASTLE DWELLINGS

Entrance

Lounge

15'8" x 12'4" (4.79 x 3.76)

This room is large in size, fully decorated through out, you have a big window which provides lots of light, a door which leads to the garden, perfect for summer time and you have wood flooring which gives the room a rustic feel

Kitchen

15'10" x 13'9" (4.84 x 4.21)

You could class this kitchen as a kitchen/diner, there is ample room for a table or a breakfast bench, you have beautiful white walls along with white cupboards, integrated double oven as well with tiles to the back wall, this room is prefect. you have stairs that lead to the upper level of the property with an alcove beneath

Bedroom 1

12'5" x 9'8" (3.80 x 2.95)

A good sized double bedroom, you have built in wardrobes, laminate flooring, it's decorated throughout and there is also a window to the side of this room

Bedroom 2

11'3" x 6'9" (3.45 x 2.07)

In this room, you have room for a double bed, there is a fitted wardrobe, laminate flooring, decorated and you have a window to the back of the room

Bedroom 3

9'1" x 6'7" (2.79 x 2.03)

A smaller room with laminate flooring, decorated, a window to the rear of the room, this room has endless possibilities to what it can be used for.

Bathroom

8'7" x 5'6" (2.64 x 1.68)

Tiled throughout, this family bathroom has a bath with an overhead shower and shower curtain, laminate flooring, white basin with mixer taps and 2 drawers for storage, you have a white low flush WC and 2 windows to the rear of the room.

External

Front Garden

To the front of this property, you have a small paved area and a gate on entry

Rear Garden

This rear garden is low maintenance, it has been gravelled, you have steps leading up to the property

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Floor Plan

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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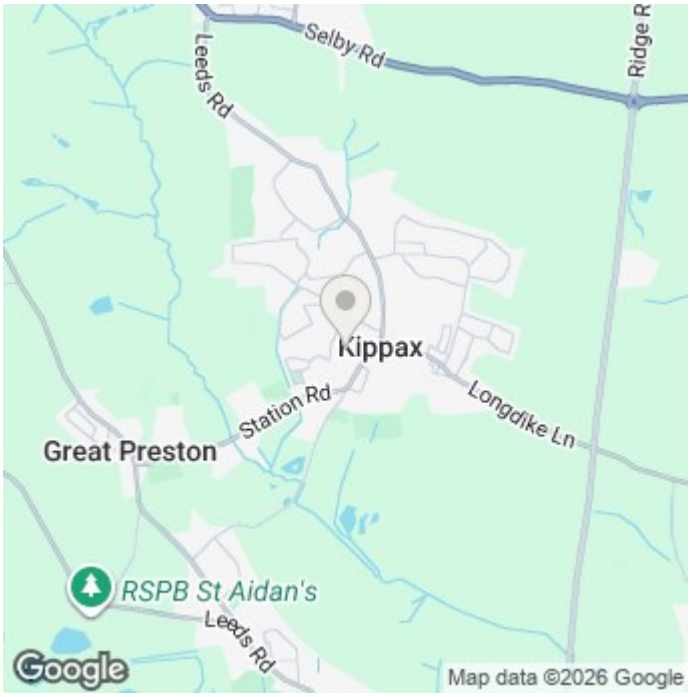

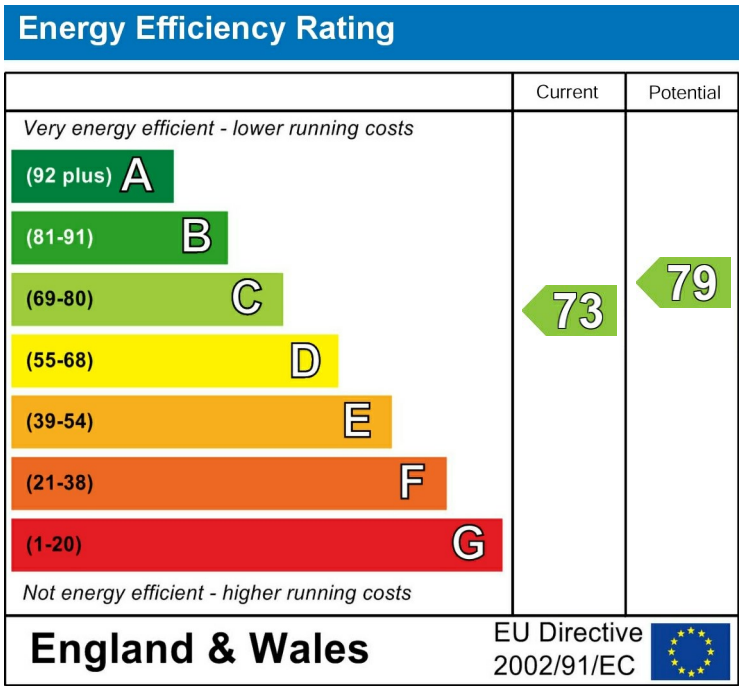

Please call our Crown Estate Agents Office on 01977 600633 if you wish to arrange a viewing appointment for this property or if you require further information.

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