



**Ring Road, Crossgates Leeds LS15 7QB**

**welcome to**

**Ring Road, Crossgates Leeds**

Are you looking to really turn a HOUSE INTO A HOME? IF you LOVE the idea of a PROPERTY PROJECT, then this SEMI DETACHED home is the PERFECT BUY FOR YOU! Offering TWO RECEPTION ROOMS, gardens, and AMPLE off street parking, this fantastic property is just waiting for you to view!



**Entrance Hall**

Having a composite entrance door to the front aspect, a built in cupboard housing the utility meters, a gas central heating radiator, window to the side and stairs to the first floor landing.

**Lounge**

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

**Dining Room**

Window to the rear aspect, and a gas central heating radiator.

**Kitchen**

Featuring wall and base units with work surfaces over. plumbing for a washing machine, a sink and drainer, gas cooker point, the gas central heating boiler, a useful under stair storage cupboard, a door to the side aspect and a window to the rear.

**First Floor Landing**

With stairs rising from the ground floor and having the loft access hatch.

**Bedroom One**

Featuring a bay window to the front aspect, and a gas central heating radiator.

**Bedroom Two**

With a window to the front aspect, and a gas central heating radiator.

**Bedroom Three**

Window to the front, and a gas central heating radiator.

**House Bathroom**

Equipped with a two piece bathroom suite which includes a bath with a shower over, and a wash hand basin, gas central heating radiator and a window to the rear.

**Separate W.C**

Having a w.c and a window to the side.

**Exterior**

Set on a good size plot, this semi detached home has a garden to the front aspect, a garden to the rear, plus a driveway and garage allowing for off street parking.



**view this property online** [williamhbrown.co.uk/Property/CGT111516](http://williamhbrown.co.uk/Property/CGT111516)



welcome to

## Ring Road, Crossgates Leeds

- Guide Price £250,000 - £260,000
- Semi Detached Three Bedroom Home
- Two Reception Rooms
- In Need Of Modernisation Throughout
- Front & Rear Gardens

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

guide price

**£250,000 - £260,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CGT111516 - 0008

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