



Birchfields Rise | Skelton Woods | LS14 2HU

£210,000

Three Bedroom House | Council Tax Band B | EPC Rating C

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**\*\*\* THREE BEDROOM HOME WITH ENCLOSED GARDEN AND ALLOCATED PARKING TO THE REAR \*\*\***

This three bedroom property is tucked away in a cul-de-sac location. The property would suit a variety of buyers including first time buyers, investors or downsizers alike. Having the benefit of gas central heating and PVCu double-glazed windows and doors.

The accommodation briefly comprises; entrance hall, spacious living room, fitted kitchen, bathroom with shower and three DOUBLE bedrooms. To the outside there are well tended gardens to the front and rear plus an allocated parking bay to the rear.

Set within the ever popular Skelton Woods area just off Naburn Approach the property is ideally placed for commuters to LEEDS, WETHERBY OR YORK with easy access to the A64 and the A1/M1 motorway networks along with the East Leeds Orbital Ring Road which offers a quick connection to 'The Springs' at Thorpe Park where you will find an Odeon Cinema, Next and an M&S Foodhall. Local shops and amenities are a short distance away in the Tesco shopping centre and a little further afield are amenities and railway station at Crossgates shopping centre.

Inspection is most definitely recommended to appreciate the size and location this property has to offer.

**\*\*\* Call now to arrange your viewing \*\*\***

## Ground Floor

### Hall

Enter through a composite entrance door to a useful area - ideal for coats and shoes, with a central heating radiator. A staircase rises to the first floor.

### Living Room 4.50m x 2.00m (14'9" x 6'7")

A spacious lounge with a radiator and a feature fireplace incorporating a coal effect living flame gas fire. A double-glazed window looks over the front garden.

### Kitchen 2.18m x 3.89m (7'2" x 12'9")

The kitchen is fitted with a range of wall and base units

with wood grain effect work surfaces over incorporating a stainless steel sink with side drainer and mixer tap which sits in front of the double-glazed window. There is a cooker point, a wall mounted gas boiler, space for a tall fridge/freezer, plumbed space for a washing machine and a central heating radiator. A PVCu door gives direct access to the rear garden.

## First Floor

### Landing

With a fixture storage cupboard and a hatch giving access to a partially boarded loft space.

### Bedroom 1 3.23m x 3.89m (10'7" x 12'9")

'L' shaped not square

A double bedroom with a double-glazed window placed to the front and a central heating radiator.

### Bedroom 2 3.58m x 1.96m (11'9" x 6'5")

A second double bedroom with a central heating radiator and a double-glazed window to the rear.

### Bedroom 3 2.47m x 3.77m (8'1" x 12'4")

A very rare third double bedroom with a central heating radiator and a double-glazed window to the front.

### Bathroom 2.00m x 1.86m (6'7" x 6'1")

The bathroom is fitted with a white three piece white suite which comprises;- a panelled bath with shower and glass screen over, a pedestal hand wash basin and close coupled WC. In addition there is a central heating radiator and double-glazed window to the rear.

## Exterior

To the front is an open-plan garden with well tended planted borders and a useful outside store. The rear garden offers a larger lawn, patio seating area and is fully enclosed with smart boundary fencing. To the rear of the property a parking area is available for residents, and there is an allocated bay adjacent to the rear garden gate.

## Directions

From the Crossgates office, proceed along Austhorpe Road and turn right at the traffic lights and take the third turning at the roundabout. Proceed along the Ring Road and

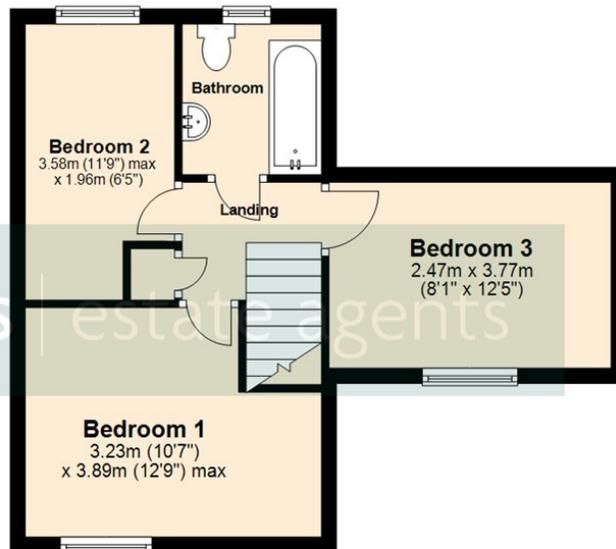
straight ahead at the next roundabout. At the next roundabout, turn right onto A64/York Road. Turn left at the slip road and to the painted roundabout. Turn right and proceed, turning right onto Naburn Approach. Proceed, turning right onto Birchfields Avenue and right again onto Birchfield Rise, where number the property can be found on the left hand side indicated by the Emsleys For Sale board



**Ground Floor**  
Approx. 28.7 sq. metres (309.2 sq. feet)



**First Floor**  
Approx. 36.7 sq. metres (394.6 sq. feet)



Total area: approx. 65.4 sq. metres (703.8 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.



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