



Mary Carter Street, Crossgates Leeds LS15 8DN

welcome to

Mary Carter Street, Crossgates Leeds

STEP THROUGH THE DOOR of this INCREDIBLE detached home, and prepare to be wowed! BEAUTIFULLY presented throughout, this MODERN HOME offers some FANTASTIC FEATURES including an enclosed landscaped garden, AMPLE parking, and a GARAGE!



Entrance Hall

Having the entrance door to the front aspect, and stairs to the first floor landing.

Ground Floor W.C.

Featuring a double glazed window to the front aspect, a low level flush w.c, wash hand basin, and spotlights to the ceiling.

Lounge

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

Dining Kitchen

Comprising of a modern fitted kitchen with a range of both wall and base units with work surfaces over. Includes an inset one and a half bowl sink with drainer, a double oven, induction hob with splash back, and a cooker hood extractor over. Also features an integrated fridge freezer and dish washer, useful under stair storage cupboard, a media unit with an electric fire place, a double glazed window to the rear, and double glazed french doors leading out to the rear garden.

Utility Room

Fitted with an inset sink, wall and base mounted units with work surfaces, space and plumbing for a washing machine, and a door to the side.

First Floor Landing

With stairs rising from the ground floor and having a useful storage cupboard, gas central heating radiator, and an access hatch to the loft.

Bedroom One

With a double glazed window to the front aspect, fitted wardrobes, a gas central heating radiator and a door to the en-suite.

En-Suite Facilities

Having a shower cubicle, wash hand basin, and a low level flush w.c. Heated towel rail, part tiling, and a double glazed window to the rear.

Bedroom Two

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

Bedroom Three

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

Bedroom Four

Double glazed window to the front aspect, fitted wardrobes, and a gas central heating radiator.

House Bathroom

Comprising of a modern three piece bathroom suite which includes a bath with a shower over, a wash hand basin, and the w.c. Also includes a heated towel rail, and pat tiling. Double glazed window to the rear and ceiling spotlights.

Exterior

Externally the property has a garden to the front with two lawn areas and a pathway to the front door and also includes a driveway for multiple cars, an EV charging point, and access to the garage.

To the rear is an enclosed garden space which has undergone comprehensive landscaping which includes a 40sqm porcelain patio area.

Garage

A single garage with over head storage, power, and lighting.



view this property online williamhbrown.co.uk/Property/CGT111508



welcome to

Mary Carter Street, Crossgates Leeds

- Beautifully Presented Detached Home
- Four Bedrooms
- Master Bedroom With En-Suite
- Amtico Flooring & Under Floor Heating To The Ground Floor
- Fitted Wardrobes To Two Bedrooms

Tenure: Freehold EPC Rating: B

Council Tax Band: E

£525,000



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/CGT111508



Property Ref:
CGT111508 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 260 0945



Crossgates@williambrown.co.uk



47 Station Road, Crossgates, LEEDS, West Yorkshire, LS15 8DT



williambrown.co.uk