

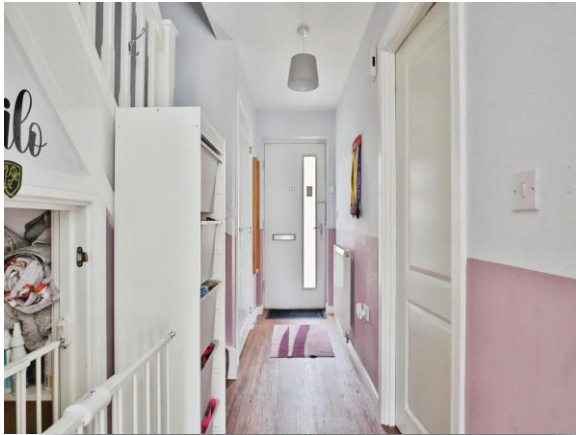


**Elsie Bruce Grove, Crossgates LEEDS LS15 8FN**

**welcome to**

**Elsie Bruce Grove, Crossgates LEEDS**

READY to MAKE YOUR MOVE? At a Guide Price of £310,000 - £320,000 this SUPERB detached home is now READY FOR YOU to call it HOME! With it's FOUR BEDROOMS, an ENCLOSED rear garden, plus an EN-SUITE and a GROUND FLOOR W.C, this is an IDEAL family home!



### **Entrance Hall**

Having the entrance door to the front aspect, a gas central heating radiator, and stairs to the first floor landing.

### **W.C**

Equipped with a wash hand basin, the w.c, a gas central heating radiator, and a double glazed window to the front.

### **Dining Kitchen**

Comprising of a modern fitted kitchen with a range of both wall and base units with work surfaces over. Includes a stainless steel sink and drainer, an electric oven with a gas hob, splash back, and a cooker hood over. Also has an integrated washing machine and an integrated dishwasher, a gas central heating radiator, gas central heating boiler, and a double glazed window to the front.

### **Lounge**

With double glazed French doors leading out to the rear garden, and a gas central heating radiator.

### **First Floor Landing**

With stairs rising from the ground floor and having a cupboard housing the hot water cylinder, a gas central heating radiator, and a double glazed window.

### **Bedroom Two**

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

### **Bedroom Three**

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

### **House Bathroom**

fitted with a three piece bathroom suite which includes a bath, a wash hand basin, and the w.c. Also has part tiled walls, and a double glazed window.

### **Second Floor Landing**

With stairs continuing from the ground floor and having access to the master suite.

### **Bedroom One**

Double glazed window to the front aspect, a gas central heating radiator, and a door to the en-suite.

### **En-Suite**

Equipped with a shower cubicle with a waterfall shower, a wash hand basin, and the w.c. Part tiling, heated towel rail and a double glazed window.

### **Wardrobe**

Having a roof window to the rear and a gas central heating radiator.

### **Exterior**

Externally the property has gravel garden to the front aspect and a shared driveway to the side. To the rear is an enclosed garden space with paving, a pebble area, and wood chips.

### **Garage**

A single garage with power, lighting, and boarded rood space for storage.



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welcome to

## Elsie Bruce Grove, Crossgates LEEDS

- Guide Price £310,000 - £320,000
- Detached Family Home
- Four Bedrooms
- Accommodation Over Three Floors
- Modern & Well Presented Throughout

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: D

guide price

**£310,000**



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Property Ref:  
CGT111585 - 0003

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Please note the marker reflects the  
postcode not the actual property



william h brown



**0113 260 0945**



[Crossgates@williamhbrown.co.uk](mailto:Crossgates@williamhbrown.co.uk)



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



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