



Manston Crescent | Crossgates | LS15 8QZ

£300,000

Three Bedroom Semi-Detached House | Council Tax Band C | EPC Rating TBC

Emsleys | estate agents

*** THREE BEDROOM SEMI-DETACHED - IMMACUATELY PRESENTED WITH NO CHAIN ***

This three-bedroom semi-detached house is offered for sale in a sought-after residential area of Leeds, providing convenient access to public transport links, nearby schools and a range of local amenities.

The ground floor includes two reception rooms, with the second reception room benefiting from a garden view and direct access to the south-west facing garden, ideal for enjoying natural light throughout the day. There is one kitchen and one bathroom, all presented in immaculate condition. Upstairs, there are two double bedrooms and one single bedroom, offering flexible accommodation for families, couples or those working from home.

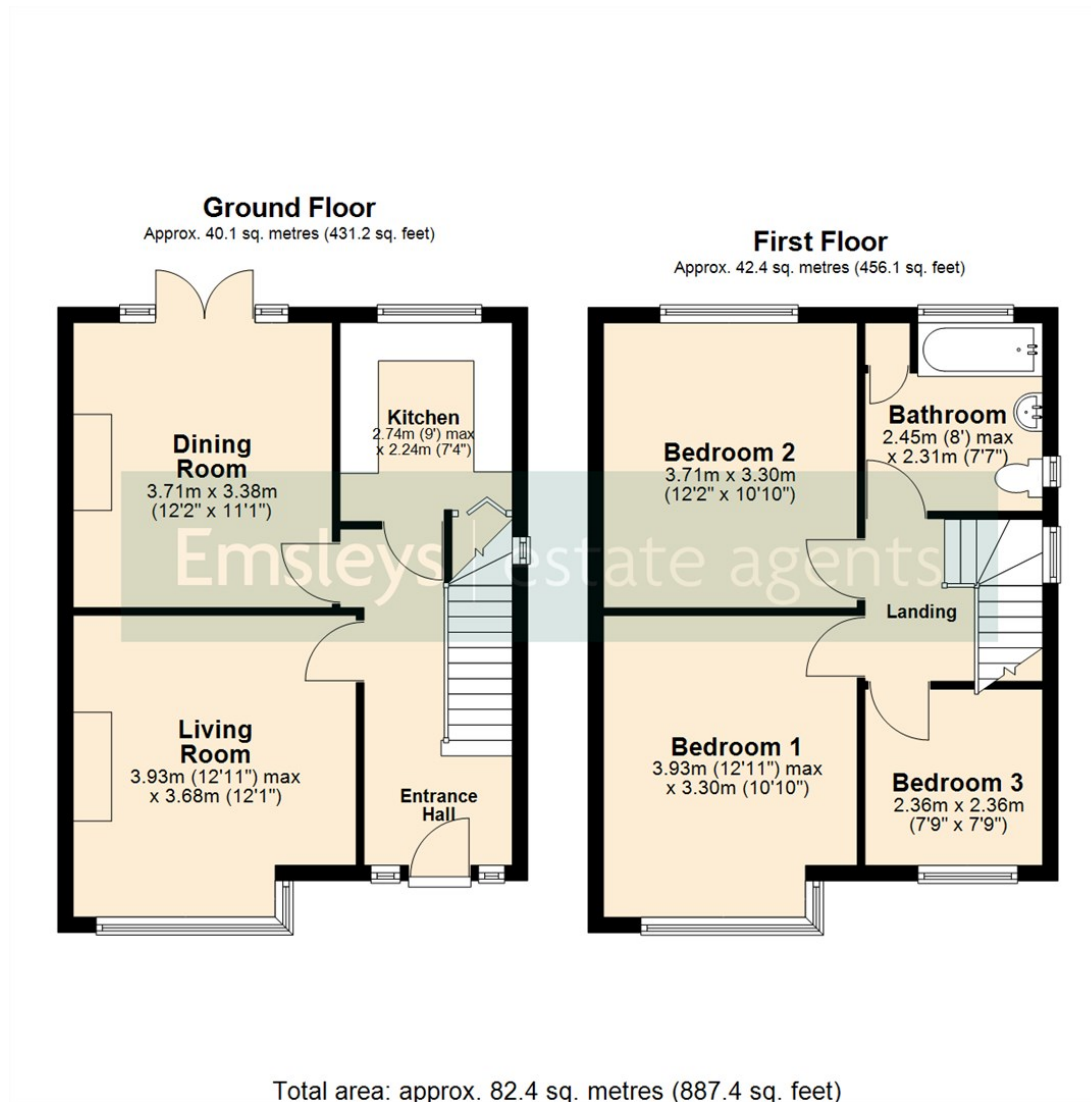
Externally, the property benefits from off-street parking and a garage providing useful storage. The south-west facing garden is of a fantastic size and offers an attractive outdoor space for relaxing or entertaining.

The location is unsurpassed for convenience to local shops, banks and facilities within the Crossgates shopping centre and further afield at 'The Springs' and Colton retail parks. The area has excellent public transport links with local bus routes and Crossgates railway station giving a fast and easy commute to Leeds city centre within walking distance. Also ideal for commuters is the easy access to the M1 North motorway network and main arterial roads such as the A64, A6120 Ring Road and A63.

*** Call now to arrange your visit ***







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.



35 Austhorpe Road | Crossgates | Leeds | LS15 8BA
t: 0113 284 0120 www.emsleysestateagents.co.uk

Emsleys | estate agents