



Maggie Barker Avenue, Crossgates Leeds LS15 8FH

welcome to

Maggie Barker Avenue, Crossgates Leeds

An attractive detached four-bedroom FAMILY HOME home offering FOUR BEDROOMS with private en-suite to the main bedroom, a GOOD SIZE rear garden, and convenient off-street parking provided by a DRIVEWAY and GARAGE!.



Ground Floor

Lounge

Lounge which is carpeted throughout, window to the front, central heating radiator.

Kitchen/Dining Room

A spacious and modern area featuring fully fitted wall and base units with integrated appliances and a rear-facing window providing natural light. The room benefits from two central heating radiators for year-round comfort. The dining area enjoys French-style patio doors that open directly onto the rear garden, creating a seamless indoor-outdoor living space.

Utility Room

Fitted with a work surface and wall mounted cupboards. Also includes a gas central heating radiator, the gas central heating radiator, a composite door leading out to the side of the property, and an internal door leading to the ground floor W.C.

Ground Floor W.C

Guest W/C with wash hand basin, a window to the rear, and a gas central heating radiator.

First Floor

Bedroom One

Featuring a window to the front aspect, a gas central heating radiator, and carpeting. Door to the en-suite.

En-Suite

Equipped with a shower cubicle, a wash hand basin, and the w.c. Tiling to the walls and floor, heated towel rail, ceiling spotlights, and a window to the rear aspect.

Bedroom Two

Window to the rear, central heating radiator.

Bedroom Three

Carpeted throughout, window to the rear, and a gas central heating radiator.

Bedroom Four

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

House Bathroom

Comprising of a three piece bathroom suite which includes a bath with a mixer tap, and a shower over, a wash hand basin, and the w.c. Tiling to all visible areas, heated towel rail, ceiling spotlights, and a window to the rear.

Exterior

Externally the property has a double driveway to the front allowing for off street parking and giving access to the garage.

To the rear is an enclosed garden space which includes a patio seating area, lawn, an outdoor tap and an outdoor light.



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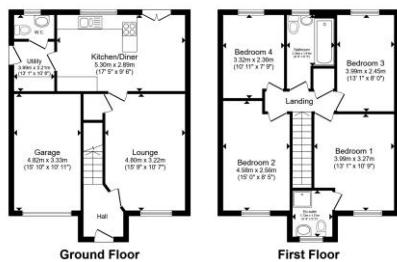
- GUIDE PRICE £400,000-£410,000
- Detached Family Home
- Four Bedrooms
- Open Plan Dining Kitchen
- Master Bedroom With En-Suite Facilities

Tenure: Freehold EPC Rating: B

Council Tax Band: D

guide price

£400,000 - £410,000



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Property Ref:

CGT111409 - 0005

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