

Marshall Street,Crossgates Leeds LS15 8DY

william h brown

welcome to

Marshall Street, Crossgates Leeds

With accommodation set over THREE FLOORS and at a Guide Price of £260,000 - £270,000, this WELL PRESENTED home is READY for you to VIEW! This substantial property offers FOUR DOUBLE BEDROOMS plus TWO RECEPTION ROOMS! This is an opportunity NOT TO BE MISSED, so call us TODAY to view!













Ground Floor

Entrance Hall
Having a composite entrance door to the front aspect, and stairs to the first floor landing.

Living Room
Featuring a bay window to the front aspect, a feature fire place with an inset fire, surround, and hearth.

Dining Room
Having a window to the rear and a door leading through to the kitchen. Feature fire place with an inset fire, surround, and hearth. Gas central heating radiator.

Kitchen
Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. Includes a one and a half bowl sink and drainer, a gas cooker point with tiling to the splash areas and a cooker hood over. Double glazed window to the rear and an opening utility room.

Utility Room
Having windows to three sides, wall units, power, and lighting, plus a door leading out to the rear garden.

First Floor

Bedroom One
Having a sash window to the front aspect, and a gas central heating radiator.

Bedroom Four
Double glazed window to the rear, fitted storage cupboards, and a gas central heating radiator.

House Bathroom
Equipped with a shower cubicle, a bath with taps, a wash hand basin, and the w.c. Also includes tiling to the floor and walls, a heated towel rail, and a window to the rear.

Second Floor

Bedroom Two
Having a skylight window, gas central heating, and storage to the eaves.

Bedroom Three
With a skylight window, gas central heating radiator, and storage to the eaves.

Cellar
A useful cellar space spilt into two rooms.

Exterior
Externally the property has a paved garden space to the front with low wall and rail boundaries, plus a single hand gate.

To the rear is a further enclosed garden space which is paved and has a garage outbuilding.

Outbuilding / Garage
With double glazed French doors to the rear, and having a w.c, plumbing for a washing machine, a door to the side, and a garage door to the front.

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Marshall Street, Crossgates Leeds

- Guide Price £260,000 - £270,000
- Generous Mid Terrace Family Home
- Accommodation Set Over Three Floors
- Additional Cellar Space
- Two Reception Rooms

Tenure: Freehold EPC Rating: E
Council Tax Band: B

guide price

£260,000 - £270,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT111922

The Property Ombudsman

Property Ref:
CGT111922 - 0015

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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