



Pendas Walk | Crossgates | LS15 8HS

£230,000

Two Bedroom Semi-Detached Bungalow | Council Tax Band C | EPC Rating D

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\*\*\*SEMI-DETACHED BUNGALOW IN A VERY POPULAR LOCATION WITH OPEN ASPECT OVER PARKLAND - NO CHAIN \*\*\*

Presenting an excellent opportunity to acquire a well-maintained semi-detached bungalow, offered for sale in good condition. This delightful residence is perfectly situated, benefitting from convenient access to public transport links, local amenities, and picturesque green spaces, including nearby parks ideal for leisurely walks.

The interior features a welcoming reception room, complete with a period fireplace that creates a warm and inviting atmosphere—perfect for both relaxation and entertaining guests. The property offers a spacious kitchen with space to accommodate a breakfast table and chairs.

Accommodation comprises two bedrooms: a well-proportioned double bedroom providing a comfortable retreat, and a versatile single bedroom that could also serve as a home office or guest room, depending on your requirements. The bungalow also includes a shower room designed for ease and practicality.

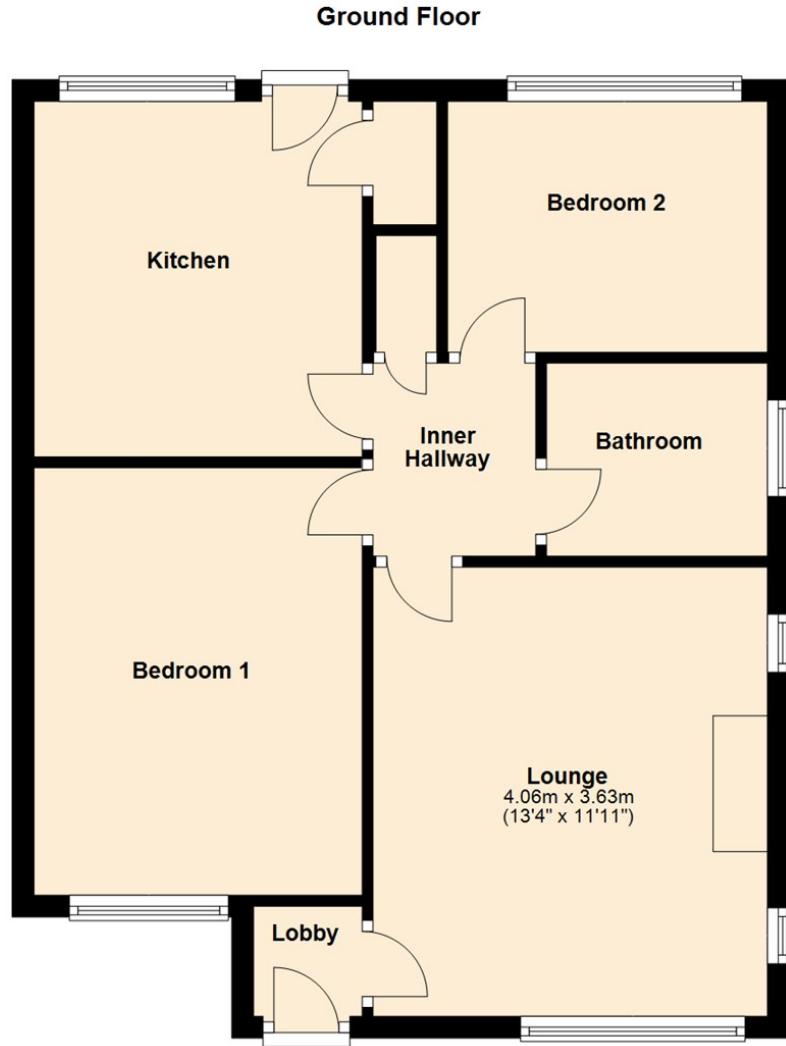
Externally, this home offers a well-presented private garden, ideal for outdoor enjoyment and al fresco dining during the warmer months. For those with vehicles, the property further benefits from dedicated parking on a very smart resin driveway and a wider than average garage, ensuring both security and convenience.

Situated in a sought after location in Crossgates with Manston Park just a short walk away. The property is conveniently placed for transport links via the M1 motorway networks giving quick and easy access to Wetherby, York or Wakefield. There are good public transport links along with a railway station at Crossgates for a quick and smooth commute to LEEDS city centre. There is a new and exciting shopping and leisure complex at 'The Springs' close by PLUS Crossgates shopping district which offers a wide range of shops, banks, cafes, bars and restaurants.

\*\*\* 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.



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