



Rockingham Road | Pendas Fields | LS15 8UL

£325,000

Three bedroom detached bungalow | Council Tax Band D | EPC rating C

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*** THREE BEDROOM DETACHED BUNGALOW * IN NEED OF MODERNISATION BUT VERY WELL MAINTAINED * NO ONWARD CHAIN ***

Situated in the ever popular Pendas Fields, this spacious bungalow offers well maintained accommodation with PVCu double-glazing and gas central heating and sits quietly at the head of a cul-de-sac. Offering an opportunity to modernise to your own taste the bungalow offers gardens to both the front and rear along with ample parking provided by two driveways one of which leads to a detached brick-built garage.

The accommodation briefly comprises to the ground floor; entrance hall, spacious living room, fitted kitchen with access to the side, three double bedrooms and a modern shower room. Outside the rear garden offers a summer house and workshop both with power and a potting shed for storing garden equipment.

The location is close to fantastic transport links via the M1 motorway networks giving quick and easy access to Wetherby, York or Wakefield. There are good public transport links just a short walk away on Smeaton Approach and a railway station at Crossgates for a quick and smooth commute to LEEDS city centre. Crossgates shopping district is a short distance away and offers a wide range of shops, banks, cafes, bars and restaurants PLUS 'The Springs' at thorpe park complete with an Odeon cinema, M&S Food Hall & Next just a five minute car ride away.

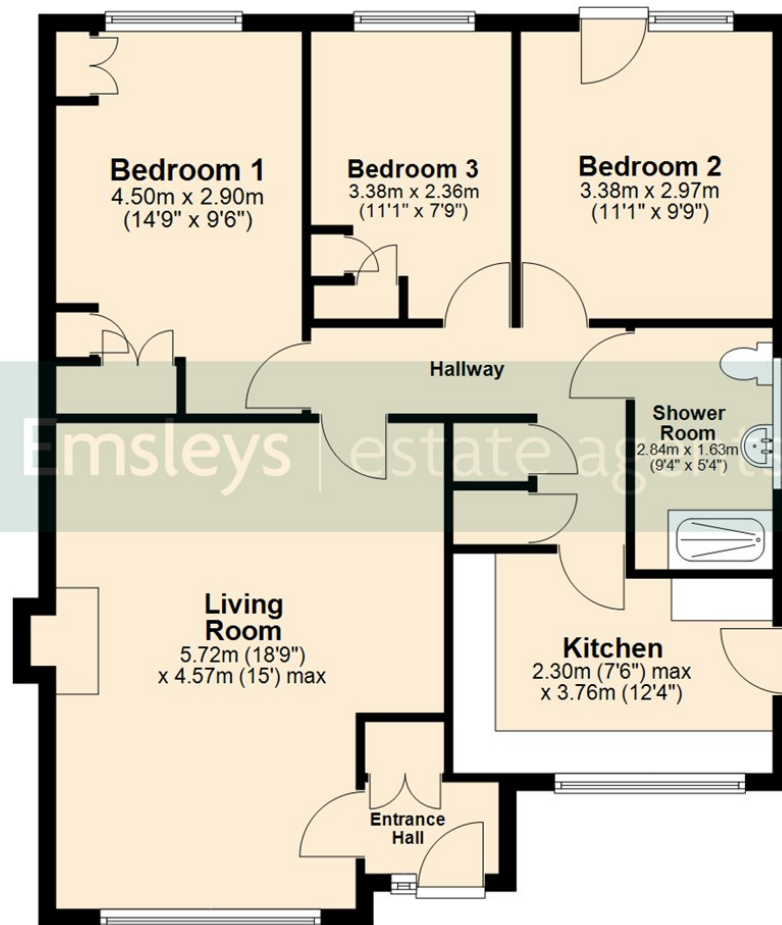
*** Call now to arrange your viewing ***





Ground Floor

Approx. 81.0 sq. metres (872.3 sq. feet)



Total area: approx. 81.0 sq. metres (872.3 sq. feet)

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

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