



The Avenue, Crossgates LEEDS LS15 8JN

welcome to

The Avenue, Crossgates LEEDS

IF YOU LOVE the traditional style property, then you'll ADORE THIS semi detached home! At a Guide Price of £420,000 - £430,000 this SPACIOUS FAMILY HOME offers INCREDIBLE living spaces and includes FOUR/FIVE bedrooms set over THREE FLOORS & has a DOUBLE GARAGE, OFF STREET PARKING...& so much more!



Entrance Hall

Having the composite entrance door to the front aspect, and featuring wood flooring, a mirror radiator, and stairs to the first floor landing.

Lounge

With a double glazed window to the front aspect, a continuation of the wood flooring, a feature fire place with a gas fire, surround, and hearth, and a modern space saving radiator.

Breakfast Kitchen

Comprising of a modern fitted kitchen with a range of both wall and base units with work surfaces over and an island breakfast bar. Includes an inset sink with drainer, a self cleaning oven and an inset microwave, an electric hob, and a cooker hood over. Also includes an integrated dishwasher, two built in fridge freezers, a feature glass tiled wall, a modern space saving gas central heating radiator, two double glazed windows to the rear plus an opening, with steps down to the dining room.

Dining Room

Featuring wood flooring, ceiling spotlights, and French doors leading out to the rear garden. Access to the garage.

W.C

Equipped with a low level flush w.c, a wash hand basin set within a vanity storage unit, a gas central heating radiator, tiling to all visible areas, and a window to the rear.

First Floor Landing

With stairs rising from the entrance and having access to four of the bedrooms, and the house bathroom.

Bedroom One

Having a double glazed window to the rear aspect, laminate flooring, fitted wardrobes, and a gas central heating radiator. Door to the en-suite.

En-Suite

Fitted with a walk in shower, a wash hand basin set within a vanity storage unit and an LED mirror, and a low level flush w.c. Also has tiling to all visible areas, heated towel rail, and a double glazed window to the rear.

Bedroom Two

Double glazed window to the front aspect, laminate flooring, and two gas central heating radiators.

Bedroom Four

With a double glazed window to the front aspect, laminate flooring, and a gas central heating radiator.

Bedroom Five / Office

Double glazed window to the front aspect, laminate flooring, and a gas central heating radiator.

Family Bathroom

Complete with a four piece bathroom suite which includes a corner shower cubicle, a bath with taps and retractable shower head, a wash hand basin set within a vanity storage unit, and the w.c. Also includes a wall mounted mirrored vanity storage unit, tiling to all visible areas, a heated towel rail, and a double glazed window.

Second Floor Landing

With stairs rising from the first floor and having access to a further bedroom.

Bedroom Three

Fitted with laminate flooring, a double glazed window to the front aspect, and a gas central heating radiator.

Cellar

A useful cellar space with two rooms, and having the fuse box and utility meters.

Exterior

Externally the property has off street parking to the front with access to the integral garage, a block paved pathway leading to the front door, and an established garden space with a low wall boundary and railings.

To the rear is an extensive garden space with a block paved seating area with a summer house, and an artificial lawn. Also includes outdoor power points, planted borders, and low wall and fenced boundaries.

Summer House

With power sockets.

Garage

A double garage with power, lighting, and plumbing for a washing machine.



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The Avenue, Crossgates LEEDS

- Guide Price £420,000 - £430,000
- Extensive Semi Detached Home
- Four / Five Bedrooms
- Two Reception Rooms & Ground Floor W.C
- Modern & BEAUTIFULLY PRESENTED Throughout

Tenure: Freehold EPC Rating: D
Council Tax Band: D

guide price

£420,000



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Please note the marker reflects the
postcode not the actual property



Property Ref:
CGT111679 - 0006

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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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 260 0945



Crossgates@williamhbrown.co.uk



47 Station Road, Crossgates, LEEDS, West
Yorkshire, LS15 8DT



williamhbrown.co.uk