



**Mary Carter Street, Crossgates Leeds LS15 8DN**



**welcome to**

**Mary Carter Street, Crossgates Leeds**

STEP THROUGH THE DOOR of this INCREDIBLE detached home, and prepare to be wowed! BEAUTIFULLY presented throughout, this MODERN HOME offers some FANTASTIC FEATURES including an enclosed landscaped garden, AMPLE parking, and a GARAGE!



### **Entrance Hall**

Having the entrance door to the front aspect, and stairs to the first floor landing.

### **Ground Floor W.C.**

Featuring a double glazed window to the front aspect, a low level flush w.c, wash hand basin, and spotlights to the ceiling.

### **Lounge**

Having a double glazed window to the front aspect, a media unit and bookcase, plus a gas central heating radiator.

### **Dining Kitchen**

Comprising of a modern fitted kitchen with a range of both wall and base units with work surfaces over. Includes an inset one and a half bowl sink with drainer, a double oven, induction hob with splash back, and a cooker hood extractor over. Also features an integrated fridge freezer and dish washer, useful under stair storage cupboard, a media unit with an electric fire place, a double glazed window to the rear, and double glazed french doors leading out to the rear garden.

### **Utility Room**

Fitted with an inset sink, wall and base mounted units with work surfaces, space and plumbing for a washing machine, and a door to the side.

### **First Floor Landing**

With stairs rising from the ground floor and having a useful storage cupboard, gas central heating radiator, and an access hatch to the loft.

### **Bedroom One**

With a double glazed window to the front aspect, fitted wardrobes, a gas central heating radiator and a door to the en-suite.

### **En-Suite Facilities**

Having a shower cubicle, wash hand basin, and a low level flush w.c. Heated towel rail, part tiling, and a double glazed window to the rear.

### **Bedroom Two**

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

### **Bedroom Three**

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

### **Bedroom Four**

Double glazed window to the front aspect, fitted wardrobes, and a gas central heating radiator.

### **House Bathroom**

Comprising of a modern three piece bathroom suite which includes a bath with a shower over, a wash hand basin, and the w.c. Also includes a heated towel rail, and pat tiling. Double glazed window to the rear and ceiling spotlights.

### **Exterior**

Externally the property has a garden to the front with two lawn areas and a pathway to the front door and also includes a driveway for multiple cars, an EV charging point, and access to the garage.

To the rear is an enclosed garden space which has undergone comprehensive landscaping which includes a 40sqm porcelain patio area.

### **Garage**

A single garage with over head storage, power, and lighting.



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## Mary Carter Street, Crossgates Leeds

- Beautifully Presented Detached Home
- Four Bedrooms
- Master Bedroom With En-Suite
- Amtico Flooring & Under Floor Heating To The Ground Floor
- Fitted Wardrobes To Two Bedrooms

Tenure: Freehold EPC Rating: B

Council Tax Band: E

**£545,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGT111508 - 0002

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