



Pendas Way | Crossgates | LS15 8HX

£270,000

Three Bedroom Semi-Detached House | Council Tax Band C | EPC Rating D

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**\*\*\* THREE BEDROOM SEMI DETACHED HOUSE WITH GARAGE AND LARGE REAR GARDEN \*\*\***

This wonderful example of a traditional family home offers spacious accommodation and would appeal to a first time buyer or investor alike. The property has had one careful owner since it was built which confirms what a lovely family home this can be. The house offers gas central heating and PVCu double glazing along with a great garden which simply has to be seen!

The accommodation briefly comprises; entrance hall, living room, dining kitchen and rear porch to the ground floor. To the first floor there are two double bedrooms (one with en-suite facilities) and one with fitted wardrobes, a single bedroom and house bathroom. To the exterior the property has off road parking to the front, a garage and extensive gardens to the rear.

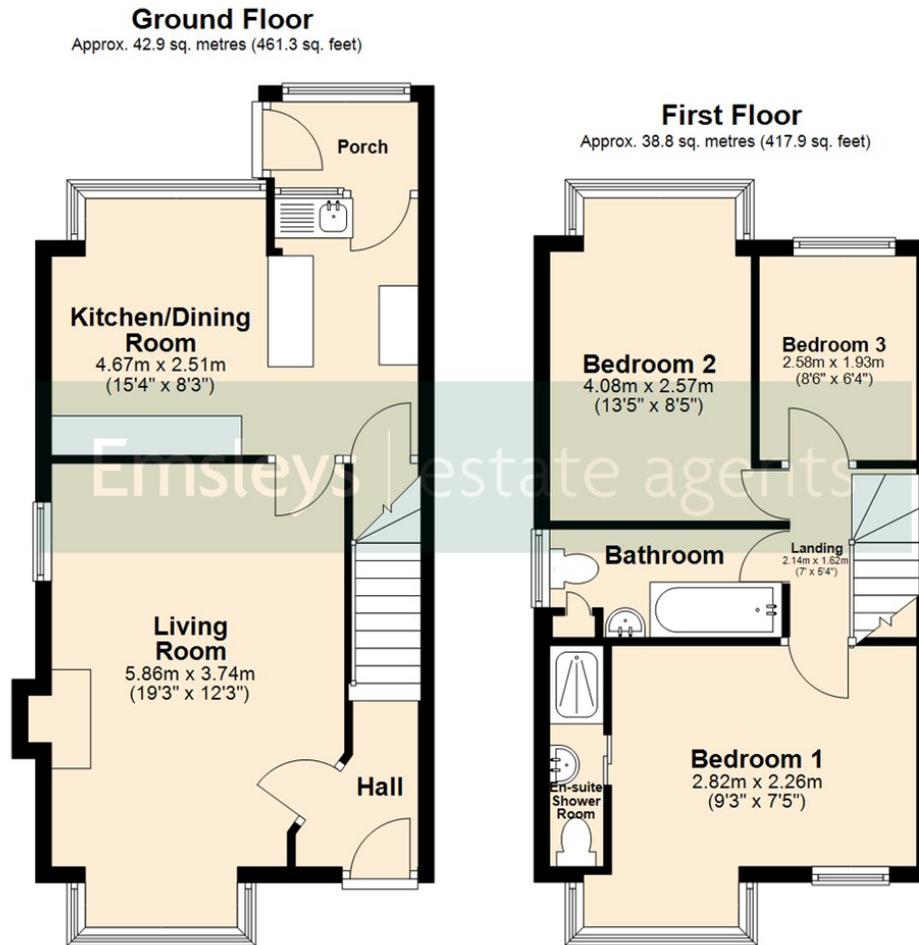
Situated in a sought after location in Crossgates with Manston Park just a short walk away. The property is conveniently placed for transport links via the M1 motorway networks giving quick and easy access to Wetherby, York or Wakefield. There are good public transport links along with a railway station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

Viewing is highly recommended to appreciate the standard of accommodation on offer.

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







Total area: approx. 81.7 sq. metres (879.2 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](http://www.emsleysestateagents.co.uk)

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