Manston Gardens | Crossgates | LS15 8HA £130,000

Two Bedroom Ground Floor Flat | Council Tax Band B | EPC Rating TBC

Emsleys | estate agents

CASH BUYERS ONLY
JUST LIKE A BUNGALOW! SOUGHT AFTER LOCATION * WELL PRESENTED * GARDEN & GARAGE

A lovely ground floor flat which boasts an impressive layout with ample space, making it an ideal residence for a variety of potential buyers.

The property offers a large reception room, serving as a perfect space for relaxing and entertaining guests with room to zone into living and dining areas and a bay window overlooking the front garden. The kitchen is designed to cater to all your culinary needs and has a storage/pantry area off which houses the central heating boiler. Two very well-proportioned double bedrooms are both fitted with wardrobes providing ample storage solutions. The shower room is fitted with a low flush w.c, vanity hand wash basin and walk in shower enclosure.

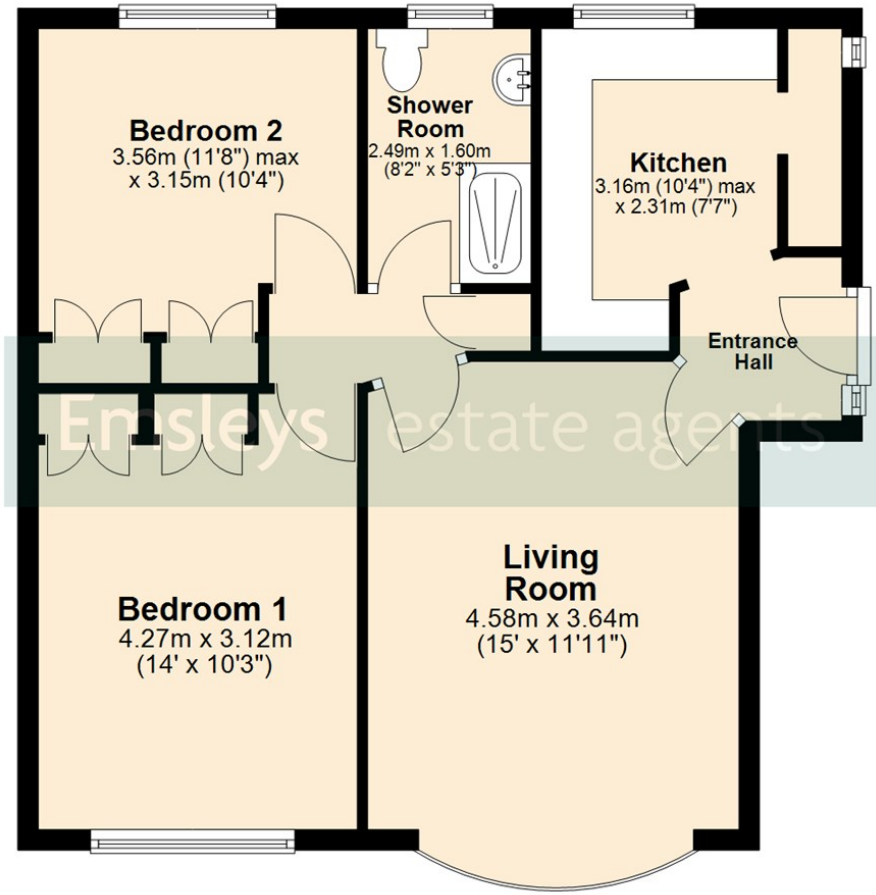
One of the key features of this property is the invaluable single garage, providing secure parking or additional storage options. To the front of the property you'll find a pleasant garden, a delightful space to enjoy the outdoors and create your own haven of tranquillity.

The flat is located in a highly 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 just a short walk away on Church Lane or Pendas Way 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.

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

Ground Floor

Approx. 58.3 sq. metres (627.1 sq. feet)



Total area: approx. 58.3 sq. metres (627.1 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

Emsleys | estate agents