

Mike
Dobson



10 Edith Sykes Drive
Crossgates, Leeds, LS15 8FL

£350,000

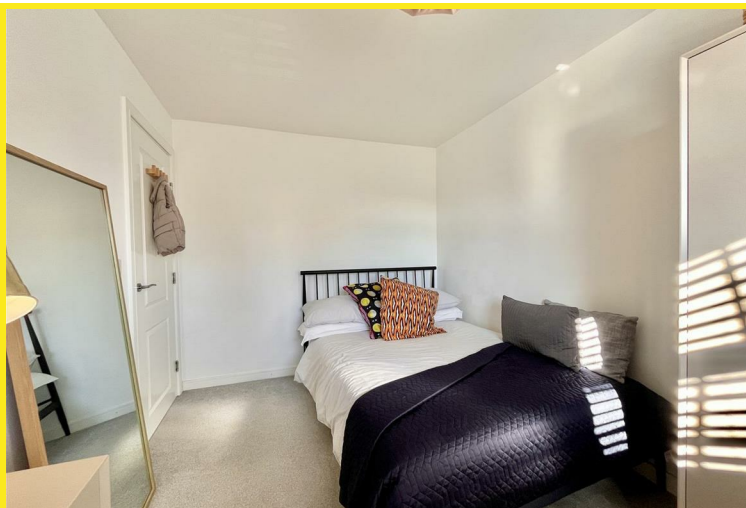
10 Edith Sykes Drive

Mike Dobson's are delighted to offer an immaculately presented three double bedroom detached house situated within close proximity to Crossgates and all other local amenities.

The accommodation briefly comprises entrance hall, separate W.C., kitchen/diner, lounge, first floor landing, bedroom two, en-suite shower room, bedroom three, bathroom/W.C., second floor landing, storage room, bedroom one, and en-suite shower room.

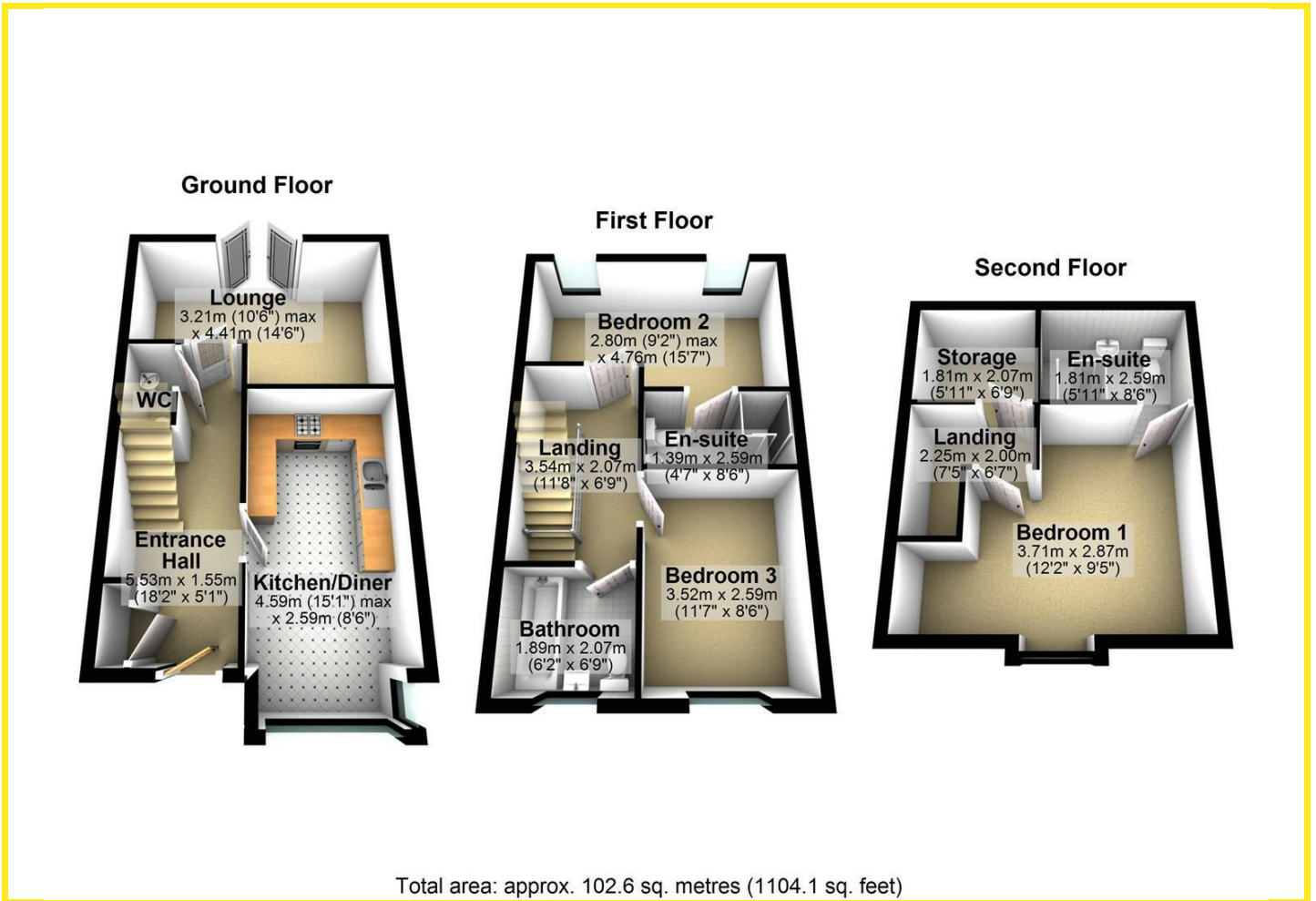
In addition the property has PVCu double glazed windows and French doors from the lounge leading out to the rear garden, composite front entrance door, gas fired central heating with Ideal boiler, modern fitted kitchen with four ring gas hob, extractor over, built in oven, integrated fridge/freezer, integrated slimline dishwasher, partially tiled en-suite shower rooms to bedroom one and bedroom two, and family bathroom with separate bath.

Externally, to the front of the property is an open plan lawned garden with a paved pathway leading to the front door. To the rear of the property is a fully enclosed garden having a lawned area and paved patio seating area. The property has the added benefit of having a garage which is located to the rear of the property and has been partially converted to provide an excellent working from home space. There is still plenty of storage to the front of the garage too.

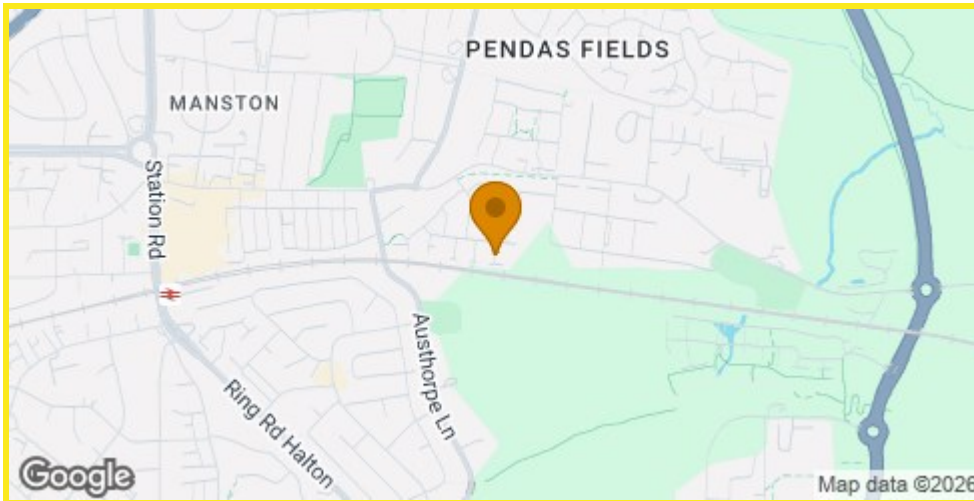




Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Directions

From our Garforth office turn left, going straight down Lidgett Lane to the traffic lights. Turn right onto Selby Road, at Garforth Roundabout, take the 2nd exit and stay on Selby Rd/A63, at Austhorpe Interchange, take the 3rd exit onto A6120, at the roundabout, take the 2nd exit onto E Leeds Orbital Rd./William Parkin Wy/A6120, at the roundabout, take the 2nd exit and stay on E Leeds Orbital Rd./William Parkin Wy/A6120, at Manston Lane Roundabout, take the 1st exit onto Manston Lane, turn left onto Ethel Jackson Rd, turn right onto Olive Yeates Way, turn left onto Maggie Barker Ave, turn right onto Edith Sykes Drive where the property can be found

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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