



Kingswear View | Crossgates | LS15 8ND

£270,000

3 bedroom semi-detached house | Council Tax Band C | EPC rating D

Emsleys | estate agents

*** THREE BEDROOM SEMI-DETACHED HOUSE. NO CHAIN.
MODERN KITCHEN & BATHROOM ***

Emsleys are delighted to offer for sale this well maintained semi-detached home, situated in the ever popular district of Crossgates. The house benefits from gas central heating and PVCu double-glazing and is ideally placed for local primary schools, making it ideal for growing families.

The accommodation briefly comprises; entrance hall, spacious living room which is open to a dining area and a good sized kitchen to the ground floor. To the first floor are two double bedrooms, a single bedroom, bathroom and a separate WC. To the outside there are low maintenance gardens to the front and rear, a driveway and garage.

The location is unparalleled being adjacent to fantastic 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 the main A63 Selby Road along with a railway station at Crossgates for a quick and smooth commute to LEEDS city centre. Within walking distance there is a new and exciting shopping and leisure complex at 'The Springs' plus Sainsburys supermarket at the ever popular Colton retail park. With Crossgates just a short drive away you will be spoilt for choice with a range of shops, banks, cafes and bars.

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

Ground floor

Entrance Hall

Enter through a PVCu double-glazed door to a generous hallway laid with wood flooring. Central heating radiator, double-glazed window to the side elevation and a staircase rising to the first floor.

Living Room 4.29m x 3.78m (14'1" x 12'5")

A spacious lounge with a feature stone fireplace and a large double-glazed bow window to the front. Laid with solid wood flooring and having a central heating radiator. Open to;-

Dining Area 3.07m x 2.44m'0.61m (10'1" x 8'2)

Ample room for a family dining table and chairs with a central heating radiator and double-glazed French doors giving direct access to the rear garden.

Kitchen 3.07m x 3.02m (10'1" x 9'11")

The modern kitchen is fitted with a range of white gloss wall and base units with wood grain effect work surfaces over, complemented by metro style splash back tiling. Integrated cooking appliances include a built under electric oven with a gas hob and contemporary extractor hood over. A composite sink with side drainer and mixer tap sits in front of the double-glazed window which has a commanding view of the rear garden. Plumbed space for a washing machine and space for a tall fridge/freezer. A PVCu double-glazed door gives access to the driveway.

First floor

Landing

With a double-glazed window to the side elevation and a loft hatch providing access to the roof space.

Bedroom 1 3.96m x 3.32m (13'0" x 10'11")

A double bedroom with fitted wardrobes to one wall, a central heating radiator and a double-glazed bow window overlooking the front garden.

Bedroom 2 3.43m x 3.32m (11'3" x 10'11")

A second double bedroom with a central heating radiator and a double-glazed window overlooking the rear garden.

Bedroom 3 3.01m x 2.34m (9'11" x 7'8")

A good sized single bedroom with a central heating radiator and a double-glazed window to the front.

Bathroom

Fully tiled in contemporary grey ceramics, the bathroom is fitted with a white suite which comprises;- panelled bath and vanity hand wash basin with fitted storage. There is a ladder style central heating radiator and a fixture airing cupboard which houses the 'Worcester Bosch' central heating boiler.

WC

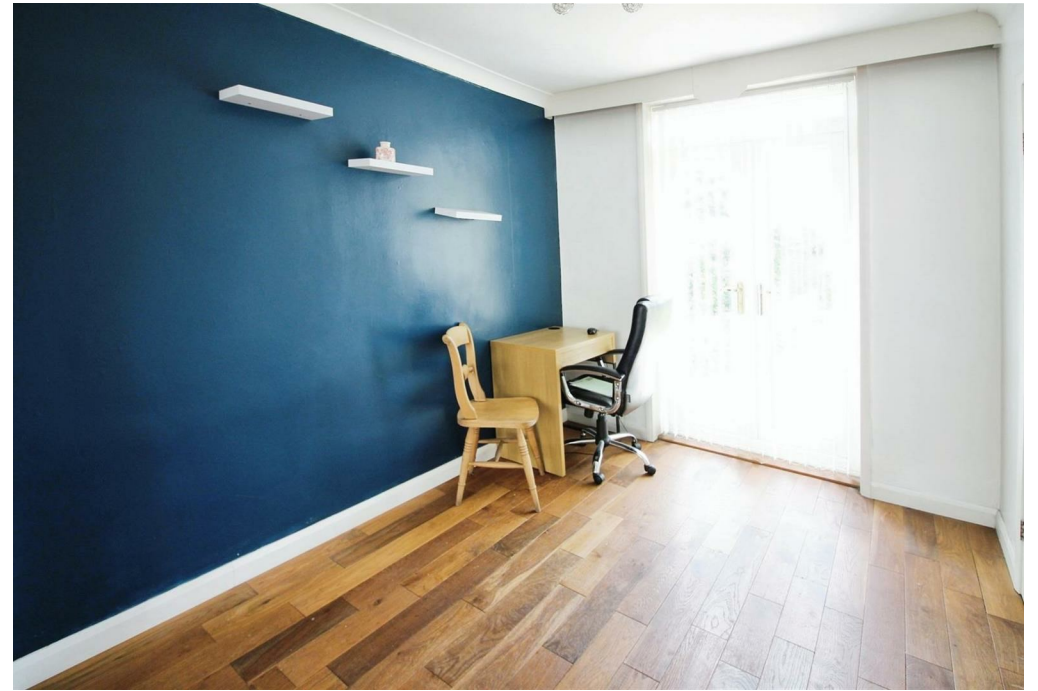
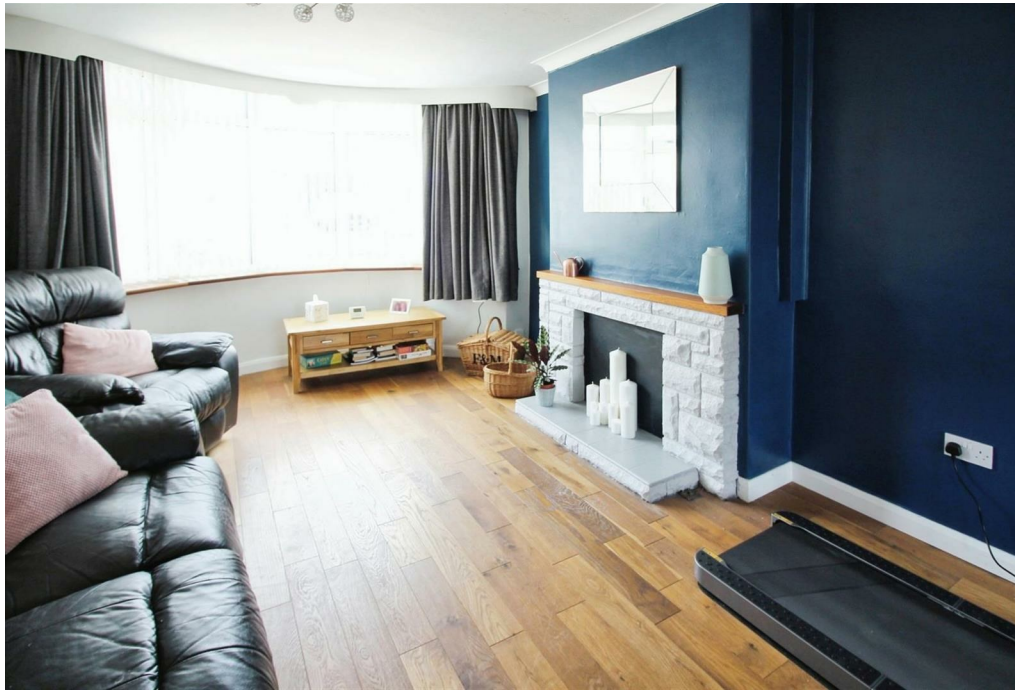
Fully tiled and fitted with a low flush WC and a double-glazed window to the side.

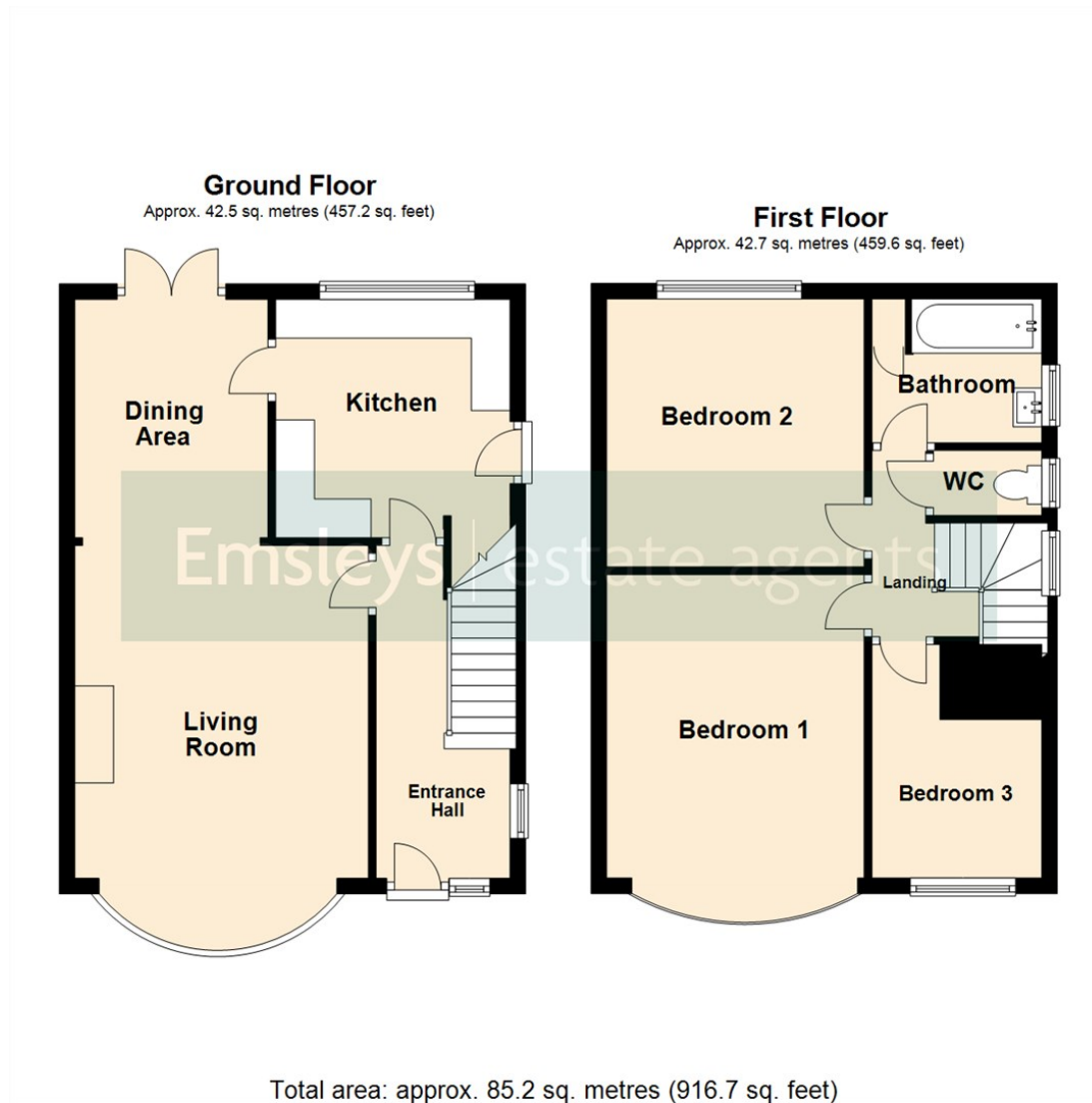
Exterior

To the front, the property has a small low maintenance paved garden with double driveway gates opening to the driveway which offers off-road parking. The driveway continues to the side and to a sectional garage. The rear garden offers a choice of two paved patio seating areas and has a well tended lawn.

Directions

From our Crossgates office proceed along Austhorpe Road past Manston Park turning right onto Austhorpe Lane. Proceed over the bridge and continue turning first right onto Kingswear Crescent and then first left into Lulworth Crescent. Continue along and take the first right into Kingswear View where the property can be identified by our for sale board on the right hand side.





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