



Parkside View | Seacroft | LS14 6FG

£200,000

Two Bedroom Detached House | Council Tax Band B | EPC rating TBC

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\*\*\* TWO BEDROOM DETACHED HOUSE WITH PARKING AND ENCLOSED GARDEN \*\*\*

This two bedroom detached home comes to the market with neutral decor throughout and offers full gas central heating and PVCu double-glazing! An ideal starter home for a young family, investors or for down sizers alike.

Enter to the hallway where you will find a guest w.c and useful under stair storage cupboard. The property boasts a large open plan living room that can easily be zoned into living and dining space and has direct access to a delightful garden with a staircase rising to the first floor. The kitchen is well-appointed with built in cooking appliances, sink with drainer and space for a washing machine and tall fridge freezer.

To the first floor you will find two generously proportioned double bedrooms (both have built in wardrobes) and a bathroom, equipped with a white three piece suite with bath and shower. Outside is an enclosed rear garden with a decking and boundary fence which grants access to the parking bay.

Situated in Leeds East the location is another key selling point, with nearby schools making it an excellent option for families. The property enjoys a range of local amenities with convenient transport links at the A58 Wetherby Road, A64 York Road, Leeds Outer Ring Road and the A1/M1 link road. Good vehicular access to Crossgates with its wealth of amenities including the Crossgates Shopping Centre, pubs, restaurants, micro bars and local Railway Station. Further shopping centres can be found at Seacroft which also has a bus station and The Springs at Thorpe Park.

Viewing is highly recommended - call now to arrange your viewing!

## Ground Floor

### Entrance Hall

Composite front access door, tiled flooring, built-in storage cupboard and doors through to kitchen, lounge and cloakroom WC.

### Kitchen 4.04m x 2.34m (13'3" x 7'8")

Modern fitted kitchen featuring base and eye-level units in a popular light wood effect finish, built-in oven, hob and extractor plus space for fridge/freezer, dishwasher, washing machine and dryer. Tiled splashback and flooring, double-glazed windows to front and side.

### WC

Tiled flooring, WC and hand wash basin with vanity storage cupboard.

### Lounge 4.04m x 5.08m (13'3" x 16'8")

Spacious lounge fitted with laminate flooring, radiator, double-glazed window to front, patio doors to side and staircase rising to first floor. Ample room also for a dining table and chairs.

## Second Floor

### Landing

Double-glazed window to front, doors through to both double bedrooms and bathroom.

### Bedroom 1 4.06m x 2.67m to wardrobes (13'4" x 8'9" to wardrobes)

Beautifully presented master bedroom featuring Juliette balcony, double-glazed window to front, radiator and built-in wardrobes with sliding doors providing hanging rails and storage solutions.

### Bedroom 2 4.06m x 2.62m to wardrobes (13'4" x 8'7" to wardrobes)

A further double bedroom with double-glazed windows to front and side, radiator and built-in sliding wardrobes.

### Bathroom

Three piece suite in white comprising WC, vanity hand wash basin and bath with mains fed shower over and glass shower screen. Heated towel rail plus tiled walls and flooring.

### Outside

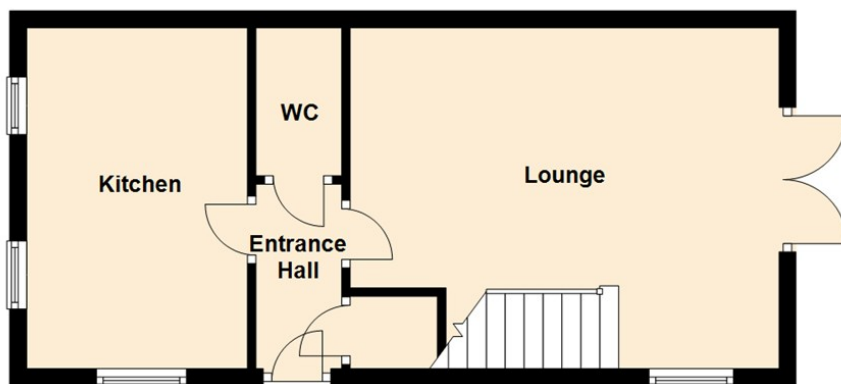
The property features a fully enclosed, low maintenance decking garden with wood-built garden shed and an access door that opens onto the tarmac driveway.

## Directions

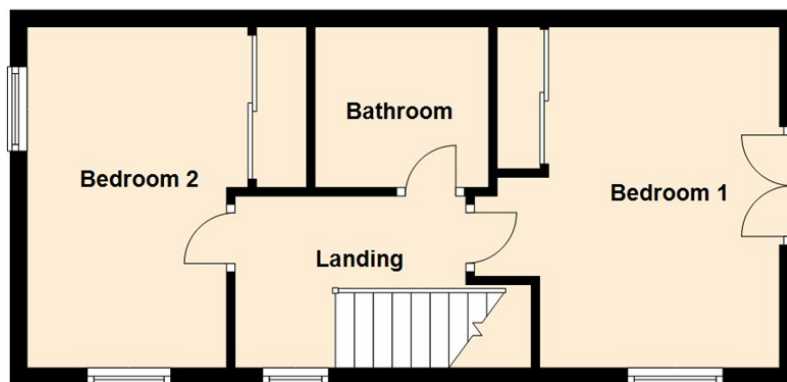
From our Crossgates office on Austhorpe Road head west and at the end of the road turn right onto Ring Road. Head straight on taking the second exit at the roundabout staying on Ring Road. At the next roundabout head straight on again taking the second exit. Take the first left onto Stocks Approach and at the end T-junction turn right onto York Road. Take the immediate left turn onto South Parkway. After half a mile turn left onto Ironwood View. Take the first left onto Parkside View where the property can be found on the right hand side.



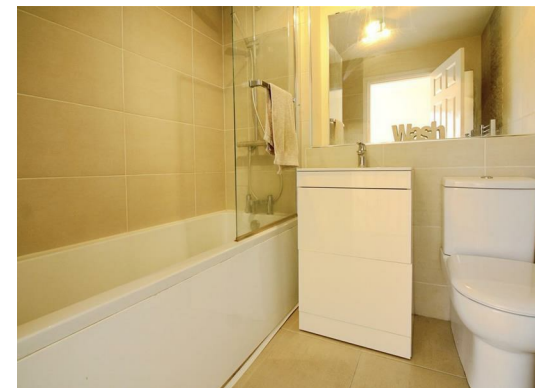
### Ground Floor



### First Floor



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.



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