



Kingswear Rise | Crossgates | LS15 8PN

£265,000

Two Bedroom Semi-Detached Bungalow | Council Tax Band C | EPC Rating TBC

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*** BEAUTIFULLY MAINTAINED & IMMACULATELY PRESENTED
* SOLD WITH NO CHAIN ***

An excellent and rare opportunity to purchase a semi-detached bungalow enjoying a head of cul de sac position in this well regarded area of Crossgates. The property offers spacious and well proportioned accommodation with PVCu double glazing, gas central heating and cavity wall insulation. A first floor master bedroom provides flexible sleeping options plus a lovely conservatory off the dining room enjoys views across the fabulous garden. A brick built detached garage and ample parking will make this a popular choice. Properties here can sell very quickly when coming to the market in such good condition.

The accommodation briefly comprises: Fitted kitchen, inner hall, spacious living room, dining room, bedroom and shower room to the ground floor. Master bedroom to the first floor. Outside there are gardens to the front and rear, driveway and a 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 A6120 Halton Ring 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 spoiled for choice with a range of shops, banks, cafes and bars.

*** Call now to arrange your visit ***

Ground Floor

Kitchen 3.58m x 2.59m (11'9" x 8'6")

Enter through a composite door to the rear of the home to a welcoming smart kitchen fitted with solid oak wall and base units with contrasting work surfaces over. Integrated cooking appliances include an eye level electric oven and microwave and an electric hob with extractor fan over. Space for under counter appliances such as fridge, freezer or dryer and a plumbed space for washing machine,

composite sink with side drainer and mixer tap. Under counter lighting and kickboard heating plus window to the side elevation.

Inner Hall

Access to all other ground floor rooms.

Living Room 4.47m x 3.43m (14'8" x 11'3")

A spacious, light and airy room with a feature inset fireplace incorporating a coal effect living flame gas fire, a central heating radiator and a large bay window overlooking the front garden.

Dining Room 4.62m x 2.97m (15'2" x 9'9")

Formerly the master bedroom the open plan room now serves as a good size dining room with ample space for a family sized dining table and chairs. A staircase rises to the master bedroom and there is a useful under stair storage cupboard. Central heating radiator and French windows open to the;-

Conservatory 3.23m x 2.49m (10'7" x 8'2")

A great addition to enjoys views across the rear garden. Of PVCu double-glazed construction with a poly-carbonate roof, two central heating radiators and French doors giving direct access to the garden.

Bedroom 2 2.74m x 2.97m (9'0" x 9'9")

A good size second bedroom with a fitted wardrobe, a central heating radiator and a double-glazed window overlooking the front garden.

Shower room

The shower room comprises; walk in shower enclosure with a mains fed shower, fitted bathroom furniture housing a close coupled WC and a hand wash basin. Full height tiling, a central heating radiator and storage cupboard housing the central heating boiler. Window to the side.

Second Floor

Bedroom 1 5.67m x 3.79m (18'7" x 12'5")

A double bedroom with dormer window overlooking the rear garden and a skylight window to the side elevation. Cleverly fitted drawers and cupboards provide hanging rails and storage solutions. There is access to large under

eaves spaces which could offer further storage and development subject to planning consents.

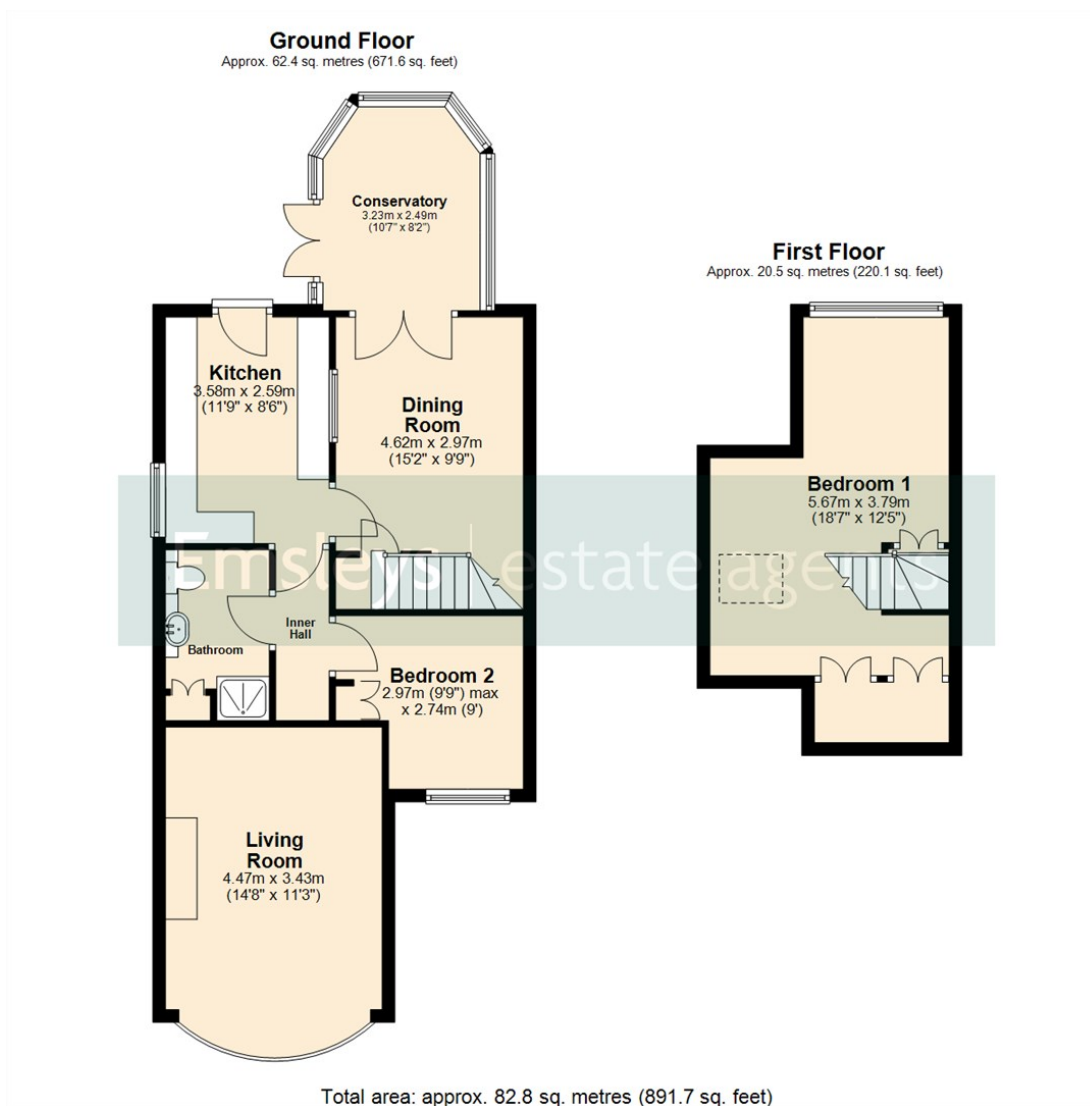
Exterior

The property is accessed through the front where there is a low maintenance garden with lawn and borders. A smart paved driveway provides off-road parking for multiple vehicles and leads to the brick built garage which has power and light with a remote controlled roller door to the front. The rear garden is fully enclosed and must be viewed! Mainly laid to lawn with a patio seating area, exterior water supply and raised flower beds stocked well with mature shrubs and trees. A further gravelled seating area, garden shed and greenhouse.

Directions

From the Crossgates office, proceed to the traffic lights, and turn left onto Station Road. Proceed onto Halton Ring Road, turning left onto Kingswear Parade. At the end of the road, turn right onto Kingswear Crescent and then left onto Kingswear Grove and right again onto Kingswear Rise where the property can be found at the head of the cul-de-sac to the left identified by the Emsleys For Sale board.





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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