



Mayfair Mount | Crossgates | LS15 8GD

£385,000

Four Bedroom Semi-Detached House | Council Tax Band D | EPC Rating TBC

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**\*\*\*STUNNING HOME OVERLOOKING THE GREEN \* FOUR DOUBLE BEDROOMS \* LANDSCAPED REAR GARDEN \*\*\***

A truly unique and stunning property offering a beautiful blend of style, comfort, and convenience. The property is blessed with four DOUBLE bedrooms with the master having an en-suite shower room. Offering open plan living on the ground floor there is ample space for both relaxation and entertainment. The kitchen is a cook's dream, offering plenty of space and functionality, open plan to a spacious dining area and living room with bi-folds to the rear landscaped garden. The house also features a utility cloaks room, a guest w.c and a family bathroom to the second floor.

One of the standout features of this property is its garden. The outdoor space is perfect for summer BBQs, with an extra large Indian stone patio with external power sockets. A lower level with artificial turf makes an ideal children's play area and the extra bonus is the log cabin offering great storage or a work from home space with power and light.

In terms of location, this house ticks all the boxes. It is conveniently situated near public transport links, Crossgates Railway station and local amenities and schools, making it an ideal choice for families.

This house is more than just a place to live, it's a lifestyle.

\*\*\* Viewing is highly recommended to fully appreciate what this property has to offer - call now \*\*\*







Total area: approx. 117.0 sq. metres (1259.9 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.



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