



Cartmell Drive | Halton Moor | LS15 0PD

£220,000

Three Bedroom Semi-Detached House | Council Tax Band A | EPC Rating C

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\*\*\*BEAUTIFULLY PRESENTED SPACIOUS MODERN SEMI-DETACHED HOME WITH CONSERVATORY\*\*\*

This lovely semi-detached home is now available and sold with NO CHAIN - an ideal purchase for either first time buyers or investors alike. The home has been reimaged and redecorated throughout by the current owners who have modernised kitchen and created an open plan, light and airy living space - ideal for entertaining guests or for young families.

The accommodation briefly comprises; entrance hallway, open plan living space, guest w.c. To the first floor are three good size bedrooms and a family bathroom. Private enclosed rear garden and driveway providing off-street parking to the front.

The property is ideally situated for the main arterial roads, A1M link road, A64 York Road and Selby Road, easy and quick access to Leeds city centre plus excellent public transport links. For open spaces head up Halton Hill to the Templenewsam Estate with open fields, sports fields, golf course and historic house and farm.

Viewing highly recommended!

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

## Ground floor

### Entrance Hall

Entry through the composite door leads to the spacious hall where there is plenty of room for coats and shoes. There is a useful under stair cupboard plumbed for a washing machine.

### Open Plan Living Space 3.00m x 4.57m (9'10" x 15'0")

The house has been reimaged by the current owners to offers a modern light open plan living area that is easily zoned by furniture (available by negotiation). Now offering a lovely modern kitchen with a range of modern charcoal grey wall and base units in a classice shaker style. There is a stainless steel sink with side drainer and mixer tap, an eye level integrated oven with a separate gas hob with extractor hood over. Housing for a tall fridge/freezer. A concealed wall mounted central heating boiler, and a

double-glazed window overlooking the front garden.

The room now offers ample space for a family sized dining table and chairs - fantastic for entertaining and is open to the living area which has points for a wall mounted t.v, two vertical central heating radiators, a double-glazed window placed to the rear elevation and French windows that open to;-

### Conservatory 2.79m x 2.74m (9'2" x 9'0")

An ideal place to sit and enjoy the garden or use for home working or a play room. There are PVCu double-glazed windows and doors and the room benefits from a solid roof making it season proof all year round.

### WC

Recently refitted with a modern close coupled WC and a wall mounted hand wash basin. Window to the side.

## First floor

### Landing 3.19m x 1.91m (10'6" x 6'3")

Spacious and light with access to all bedrooms and the bathroom. Loft hatch with a pull-down ladder giving access to the part-boarded loft - very handy for storage!

### Bedroom 1 3.86m x 2.56m (12'8" x 8'5")

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

### Bedroom 2 3.84m x 2.62m (12'7" x 8'7")

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

### Bedroom 3 2.58m x 1.88m (8'6" x 6'2")

A single bedroom with a central heating radiator and a double-glazed window overlooking the rear garden. Currently used as a work from home study.

### Bathroom 1.85m x 1.91m (6'1" x 6'3")

The bathroom is partially tiled and fitted with a modern white three piece suite which comprises; panelled bath with a mains fed shower over, a close coupled WC and a pedestal hand wash basin. Extractor fan, central heating radiator and a double-glazed window.

## Exterior

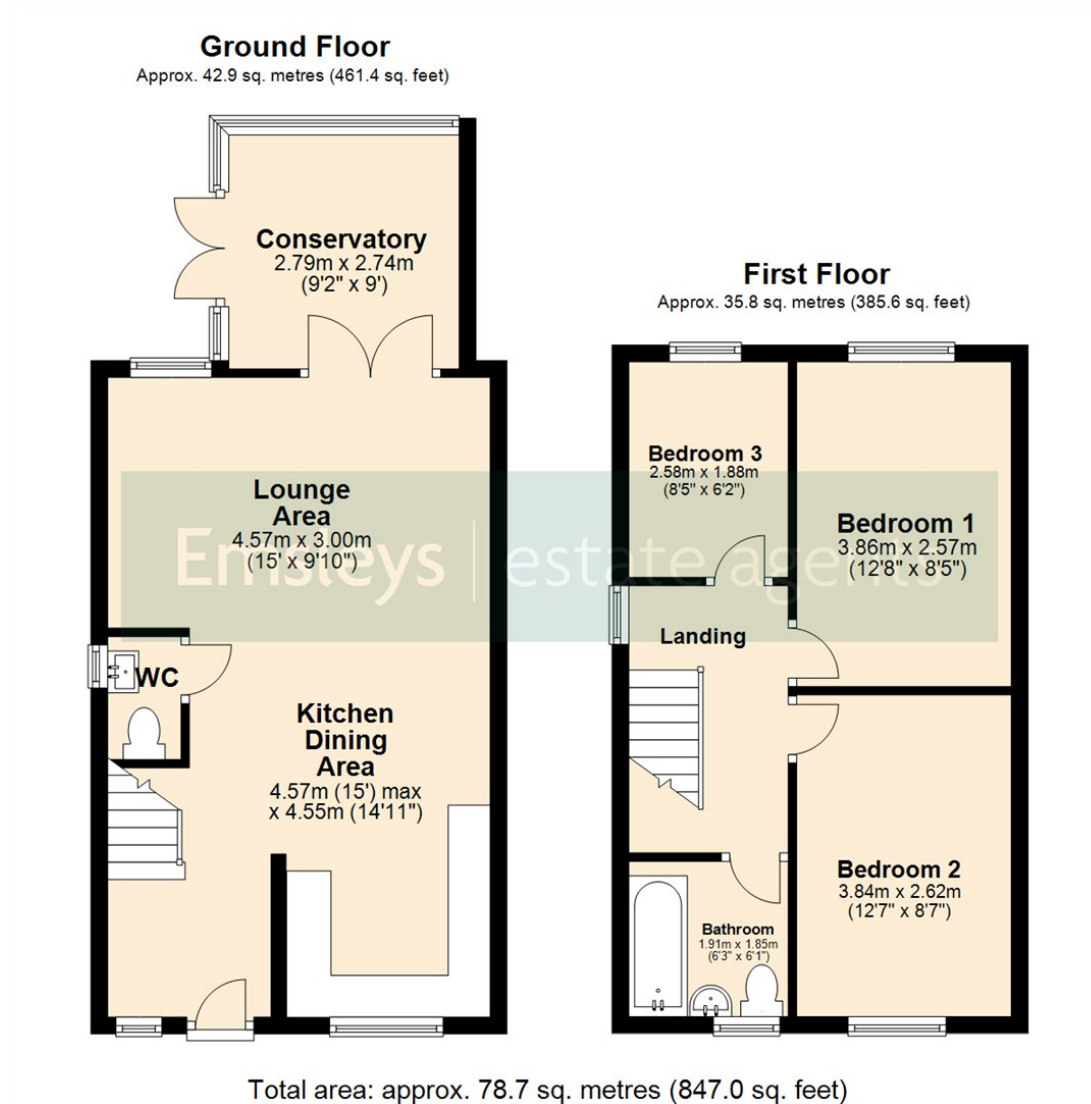
To the front is a small garden with a lawn and boundary wall with wrought iron railings. A driveway provides off-road parking for two vehicles and leads to the side of the house which is fully enclosed with a timber fence and gate. The rear garden is fully enclosed and offers a patio seating area and lawn.

## Directions

From our Crossgates office on Austhorpe Road turn left at the traffic lights onto Station Road and continue to the roundabout with Ring Road Halton. Turn right at the roundabout and take the fourth turning left onto Selby Road. Continue down Selby Road through the shopping district as if you are travelling to Leeds city centre. Once through the shopping district and through the traffic lights continue on Selby Road past Lidl. Continue down the hill and take the second left onto Halton Moor Avenue. Turn immediate left onto Cartmell Drive over the bridge and continue over the first round-a-bout where no.86 can be found on the right indicated 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.



35 Austhorpe Road | Crossgates | Leeds | LS15 8BA  
t: 0113 284 0120 [www.emsleysestateagents.co.uk](http://www.emsleysestateagents.co.uk)

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