



Cross Gates Avenue | Crossgates | LS15 7QQ

£380,000

Extended Four Bedroom Semi-Detached House | Council Tax Band C | EPC rating D

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WOW! What a house! If you are looking for a sizeable family home, in Crossgates, then look no further than this house. **FOUR BEDROOM EXTENDED SEMI-DETACHED PROPERTY**, having been extended and much improved. The property has both a rear extension and loft conversion with a super modern en-suite shower room and offers well planned accommodation for most growing families. The property benefits from gas central heating, double-glazing, a guest w.c, wooden flooring and log burner not to mention off-road parking with gated access.

The accommodation briefly comprises: Entrance hallway, cloaks/WC, lounge with a box bay window and a cast-iron wood burning stove, a large fully integrated fitted dining/living kitchen with a range of matching units, range cooker and a full suite of integrated appliances. To the first floor, there are three bedrooms - two doubles with built-in wardrobes and a single room. The extended family bathroom includes a four piece suite and comprises; a sizeable walk in shower enclosure, a free standing bath tub, sink and w.c.

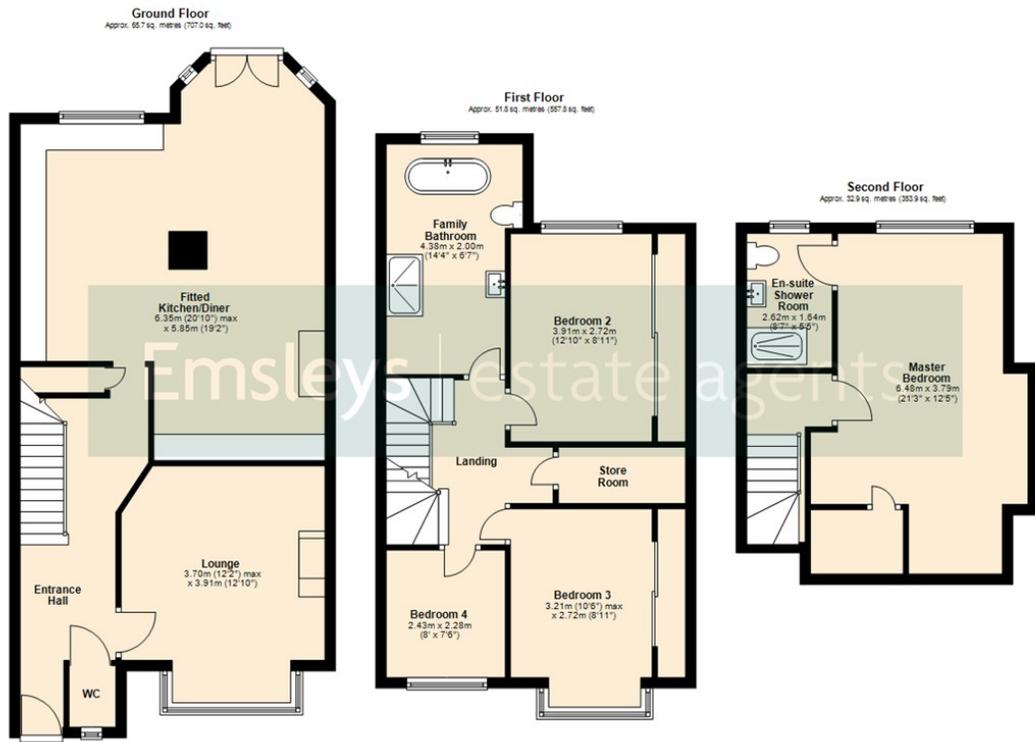
The second floor accommodates the master suite where you will find a large double bedroom with a dormer window to the rear with a luxury en-suite shower room again with a walk in enclosure, modern basin and W.C.

Outside you will find block-paved off-road parking to the front, with wrought-iron electric gates which in turn leads to a single garage. The rear garden is fully enclosed and offers a resin pathway, lawned garden with raised borders and a paved patio seating area, together with external lighting security alarm and CCTV cameras for extra security.

Call now to arrange your viewing.







Total area: approx. 150.4 sq. metres (1618.7 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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