



Lulworth Avenue | Crossgates | LS15 8LN

£245,000

Two Bedroom Bungalow | Council Tax Band C | EPC Rating E

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***TWO BEDROOM BUNGALOW * OFF-ROAD PARKING *
DETACHED GARAGE ***

This well maintained TWO BEDROOM SEMI-DETACHED BUNGALOW offers modern and smart accommodation with the benefit of both PVCu windows and doors plus gas central heating. The bungalow sits on a very popular avenue where properties sell fast!

The accommodation briefly comprises: living room, fitted kitchen, two DOUBLE bedrooms and a bathroom with shower. Outside is a small garden to the front, a driveway to the side and an enclosed rear garden and 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 spoilt for choice with a range of shops, banks, cafes and bars.

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

Ground Floor

Kitchen 4.23m x 2.57m (13'11" x 8'5")

Fitted with a range of white wall and base units with contrasting work surfaces over and twin pop up sockets. Inset stainless steel sink with side drainer and mixer tap, plumbed space for a washing machine, dishwasher and dryer. A built under electric oven, and a ceramic electric hob and stainless steel chimney style extractor hood over. Space for a tall fridge/freezer, counter top downlights and kickboard feature lighting. Central heating radiator and double-glazed windows to the rear.

Inner Hallway

The hallway offers a central heating radiator and is laid with wood grain effect laminate flooring and a pull-down loft hatch gives access to the roof space.

Living Room 5.42m x 3.40m (17'9" x 11'2")

A generous living room with a double-glazed bow window overlooking the front garden. The space can be easily zoned into living and dining areas and has a modern wall mounted electric heater and two central heating radiators.

Bedroom 1 4.25m x 3.40m (13'11" x 11'2")

A spacious double bedroom with a central heating radiator and sliding double-glazed doors granting direct access to the patio and garden beyond.

Bedroom 2 2.64m x 2.57m (8'8" x 8'5")

A second smaller double bedroom, fitted with mirror fronted sliding robes and having a central heating radiator and a double-glazed window to the front.

Bathroom

The bathroom is fully tiled in black and white ceramics and fitted with a white three piece suite which comprises; a 'P' shaped panelled bath with glass screen and electric 'Mira' shower over, a pedestal hand wash basin and a low flush WC. Ladder style central heating radiator, double-glazed window to the side elevation and a concealed central heating radiator.

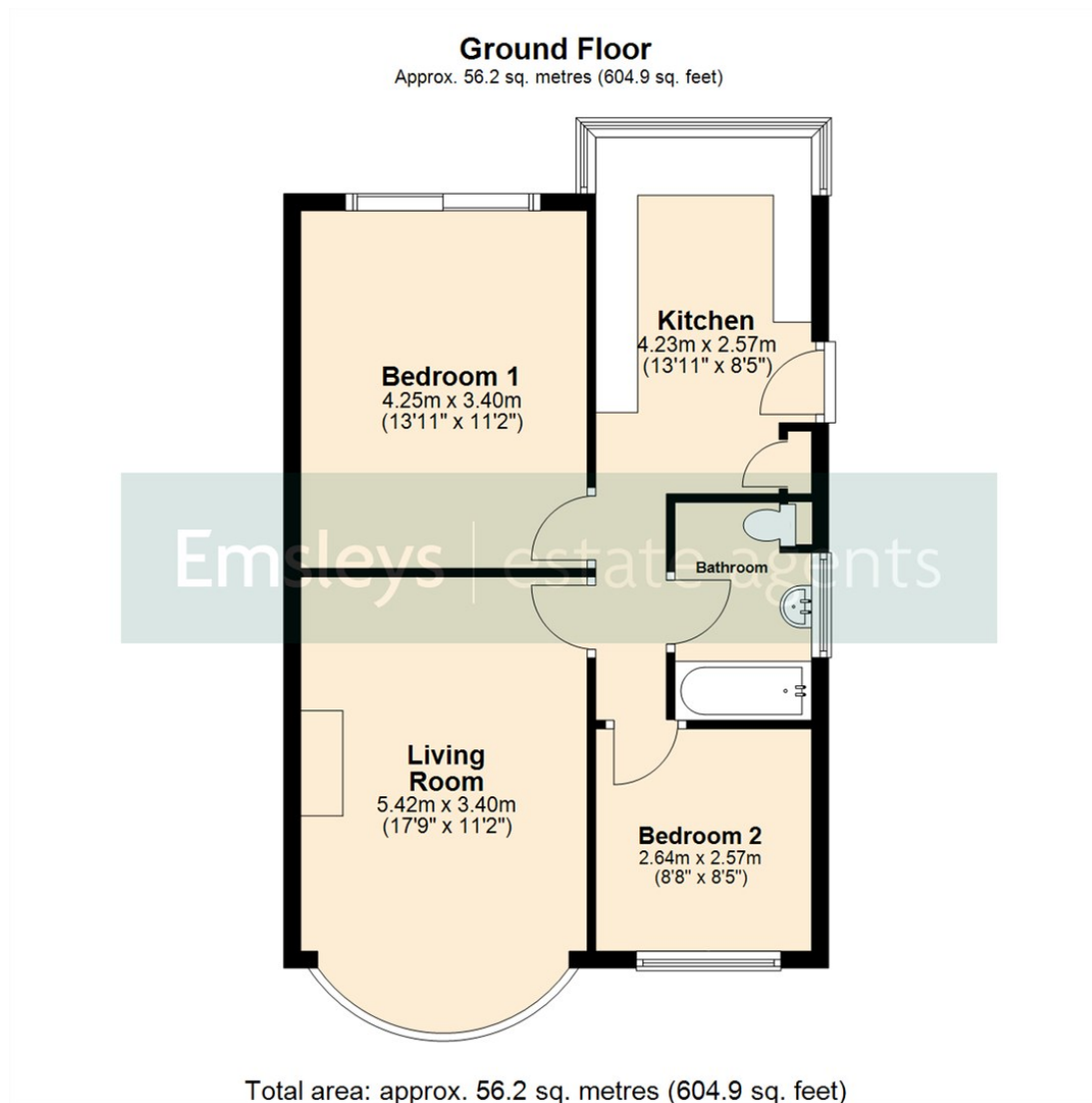
Exterior

The bungalow is accessed to the front where you will find a low maintenance with a small artificial lawn and a double parking apron which can accommodate two cars. The driveway continues to the side to a sectional garage which has an up-and-over door, power and light. The rear garden is a sunny delight and offers a paved patio adjacent to the house with awning and external power sockets, a raised artificial lawn with planted border to one side and a bbq area and to the rear of the garage is a storage room or small 'man cave' with power and light. A decked seating area adjacent provides the perfect retreat for enjoying the sun late into the evening. MUST be viewed.

Directions

From the Crossgates office, proceed along Austhorpe Road to the traffic lights and turn left onto Station Road. Proceed onto Halton Ring Road and at the top of the hill turn left onto Whitkirk Lane. Continue and take the first available left into Kingswear Crescent before taking the first left onto Lulworth Avenue. Continue around the bend where the property can then be found on the right hand side.





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

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