



Dunhill Crescent | Halton | LS9 0EN

£185,000

Three Bedroom Semi-Detached House | Council Tax Band B | Epc Rating D

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\*\*\* THREE BEDROOM SEMI-DETACHED - CORNER PLOT WITH OFF-ROAD PARKING & GARAGE \* SOLD WITH NO CHAIN!\*\*\*

This very well maintained property offers the discerning buyer an opportunity to re-imagine and modernise this traditional brick built home. Set on a corner plot the house offers partial PVCu double-glazing to the front, gas central heating, a garage and ample off road parking.

The accommodation briefly comprises; entrance hall, spacious living room, dining room and kitchen to the ground floor. To the first floor are three good sized bedrooms, two having fitted wardrobes, and a family bathroom. To the outside is a detached garage and off-road parking along with a side return with car port and further storage.

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 Temple Newsam Country Estate with open fields, sports fields, golf course, historic house and farm.

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

## Ground Floor

### Entrance Hall

A aluminium double-glazed entry door leads into a spacious hallway with a central heating radiator, window to the side and a staircase rising to the first floor.

### Living Room 4.06m x 3.40m (13'4" x 11'2")

A spacious living room with a focal fireplace incorporating an electric fire. Central heating radiator and an aluminium double-glazed window to the rear.

### Dining Room 3.58m x 3.38m (11'9" x 11'1")

A second reception room with a central heating radiator and PVCu double-glazed bay window overlooking the front garden.

### Kitchen 2.49m x 1.73m (8'2" x 5'8")

In need of modernising the kitchen offers some built in storage cupboards, a stainless steel sink, electric ceramic

hob and under counter space for a fridge or other appliance. A traditional pantry store cupboard houses the utility meters.

## First Floor

### Landing

PVCu double-glazed window to the side elevation and hatch giving access to the loft space.

### Bedroom 1 4.80m x 3.23m (15'9" x 10'7")

With fitted wardrobes to one wall, central heating radiator and an aluminium double-glazed window overlooking the rear garden.

### Bedroom 2 3.81m x 3.38m (12'6" x 11'1")

A second double bedroom again with fitted wardrobes to one wall, central heating radiator and a PVCu double-glazed bay window overlooking the front garden.

### Bedroom 3 2.51m x 2.16m (8'3" x 7'1")

A single bedroom placed to the front with central heating radiator and a PVCu double-glazed window.

## Bathroom

Fitted with a coloured three-piece suite which comprises; panelled bath with shower tap attachment, a pedestal hand wash basin, close coupled WC, a central heating radiator and an obscure aluminium double-glazed window to the rear elevation. A built in cupboard houses the central heating boiler that was replaced in November 2024.

## Exterior

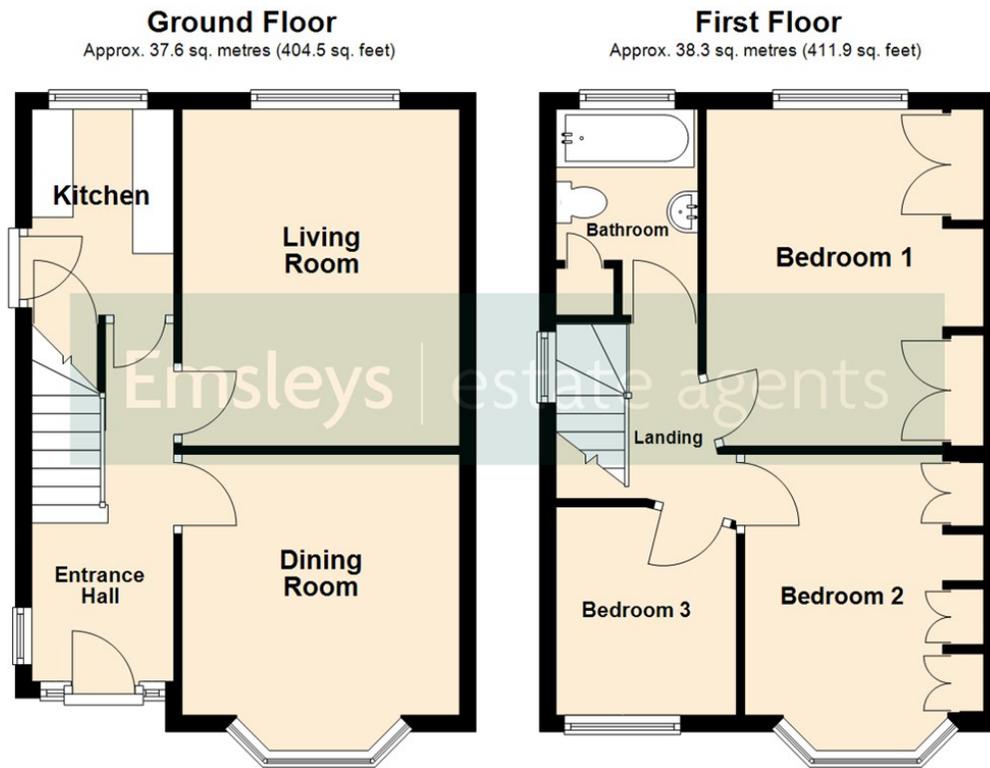
The property sits on a corner plot and enjoys a sizeable enclosed front garden with a boundary wall, railings and driveway gates. The front garden is low maintenance and laid with gravel and provides ample off road parking which continues to the side where you will find a car port and storage sheds. The driveway leads to the rear of the house where there is a detached garage, a smaller paved garden with border fencing and boundary wall.

## Directions

From our Crossgates office on Austhorpe Road head west and at the end of the road turn right onto Ring Road. At the roundabout take the first exit onto Cross Gates Road

following until the next roundabout again taking the first exit onto York Road. Follow the road for about 1 mile and turn left at the traffic lights onto Selby Road and take the first available left turn into Dunhill Crescent where the property can then be found on the right hand side indicated by the Emsleys For Sale Sign.





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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