



Sandbed Court | Crossgates | LS15 8JJ

£170,000

Three Bedroom mid town house | Council Tax Band B | EPC Rating TBC

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This three-bedroom terraced house in Leeds is for sale and offers a practical layout. Although in need of some modernisation this property is in a good, well maintained condition, ideal for first-time buyers, families, or investors.

On the ground floor, a welcoming reception room overlooks the garden and features a fireplace, creating a comfortable everyday living space with direct access outside. The galley-style kitchen is arranged for efficient cooking and storage. Upstairs, there are two double bedrooms, one with built-in wardrobes, plus a single bedroom that could also work as a home office or nursery. The bathroom includes a rain shower. The property further benefits from a single garage off block, providing useful parking or storage. Council Tax is Band B.

The home is well placed for local amenities, with shops, supermarkets, and cafés available in the surrounding Leeds 15 area, and a choice of nearby primary and secondary schools. Local parks offer green space for walks, exercise, and play.

Public transport links are convenient, with nearby bus routes into Leeds city centre for shopping, dining, and cultural attractions. Cross Gates railway station is within easy reach, offering regular services to Leeds in around 10 minutes, and connections towards York and other West Yorkshire destinations. Road links are strong too, with straightforward access to the A64 and further routes across the region.

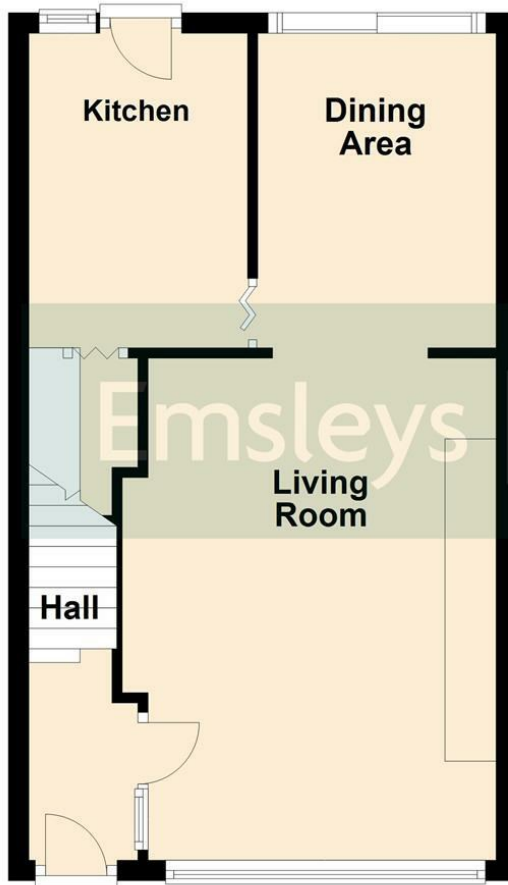
Overall, this terraced house provides a straightforward, functional space in a well-connected part of Leeds, suited to a range of buyers.





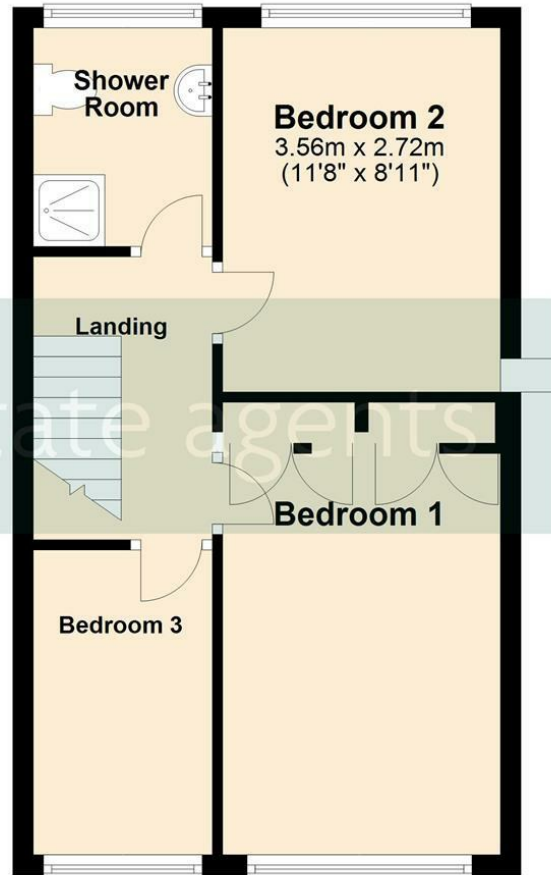
## Ground Floor

Approx. 37.9 sq. metres (408.3 sq. feet)



## First Floor

Approx. 38.3 sq. metres (412.3 sq. feet)



Total area: approx. 76.2 sq. metres (820.6 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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