



High Bank View | Colton | LS15 9DG

Detached Bungalow | Council Tax Band C | EPC Rating C

Offers In The Region  
Of £310,000

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\*\*\* TWO BEDROOM DETACHED BUNGALOW IN EVER POPULAR COLTON VILLAGE \*\*\*

Welcome to this beautifully presented and EXTENDED detached bungalow located in the desirable area of Colton, Leeds. This charming property boasts two reception rooms, providing ample space for relaxation and entertaining.

The dining room, which connects both the kitchen and sitting room seamlessly, creates a wonderful flow throughout, whilst the modern kitchen offers a full suite of integrated appliances including oven, hob, fridge/freezer, washing machine and dishwasher making it ideal for hosting gatherings with family and friends.

With two well-proportioned bedrooms (the master having built in wardrobes), it is perfect for small families, couples, or those seeking a comfortable retirement home. The modern shower room has been tastefully designed, offering a stylish and functional space for your daily routines.

Outside, you will find a delightful enclosed rear garden, providing a private oasis for outdoor enjoyment. This space is perfect for gardening enthusiasts or simply unwinding in the fresh air on the decked seating area. Additionally, the property offers a brick built attached garage and a parking bay, ensuring convenience for you and your guests.

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 and a railway station at Crossgates for a quick and smooth commute to LEEDS city centre. Within walking distance there is the shopping and leisure complex at 'The Springs' Thorpe Park plus Sainsburys supermarket at the ever popular Colton retail park. With Crossgates just a short drive away you will be spoiled for choice with a range of shops, banks, cafes and bars.

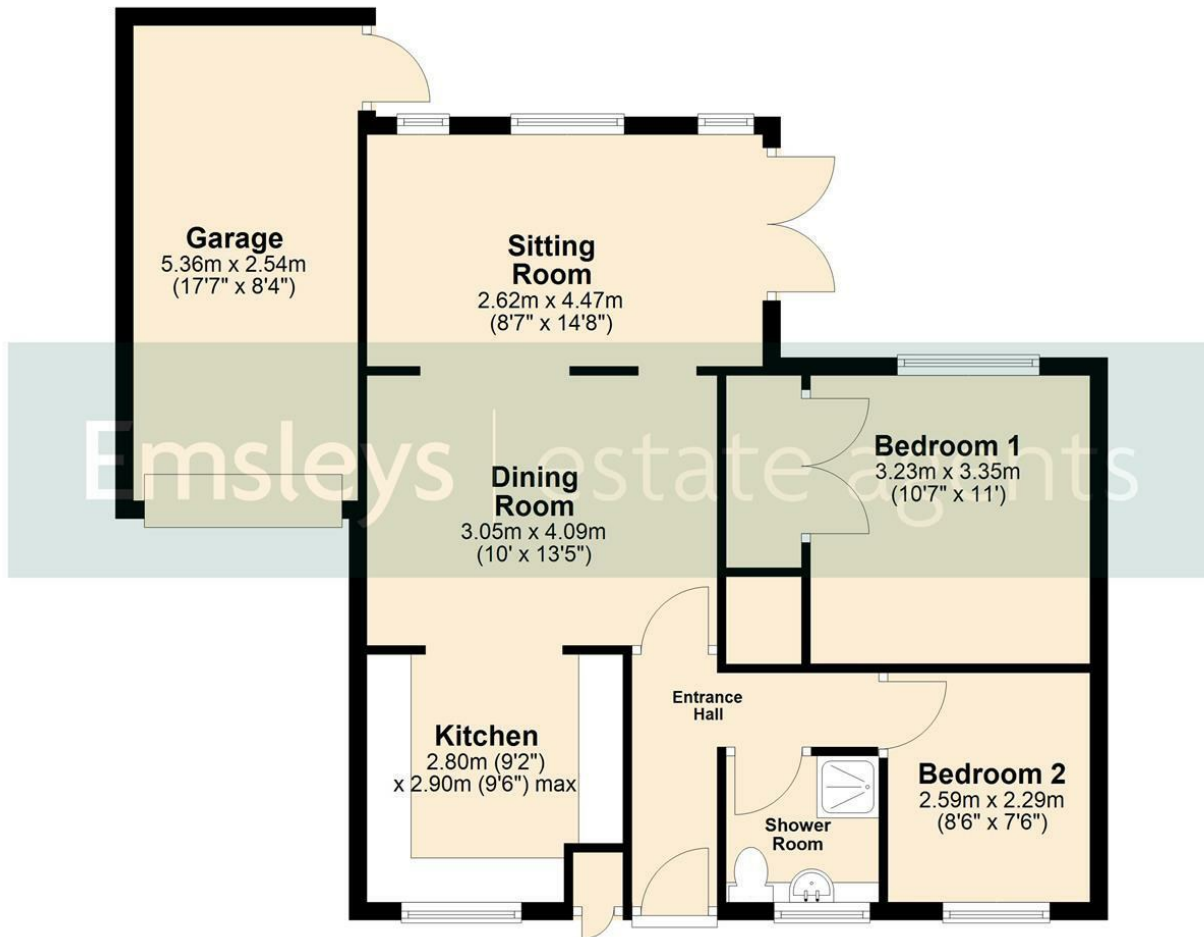
\*\*\* Call now to arrange your visit \*\*\*





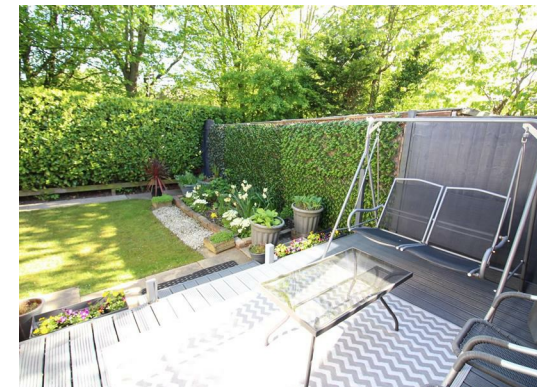
## Ground Floor

Approx. 71.3 sq. metres (767.3 sq. feet)  
(excluding Shower Room)



Total area: approx. 71.3 sq. metres (767.3 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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