



Pendas Walk | Crossgates | LS15 8HG

£245,000

Two Bedroom Semi-Detached Bungalow | Council Tax Band C | EPC Rating D

**Emsleys** | estate agents

**\*\*\* TWO BEDROOM SEMI-DETACHED BUNGALOW \* IMMACULATE CONDITION \* NO CHAIN \*\*\***

Situated in Pendas Walk, Crossgates, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. This property is ideal for small families, couples, or those seeking a peaceful retirement retreat.

The inviting reception room provides a warm and welcoming space, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely atmosphere throughout. The spacious dining kitchen is fitted with modern light wall and base units offering plenty of storage and benefits from built in cooking appliances. Additionally there is space for a breakfast table.

The bungalow features two bedrooms (one having fitted wardrobes), and a modern well-appointed shower room, ensuring all your daily needs are met with ease.

One of the standout features of this property is the ample parking space, accommodating up to three vehicles, which is a rare find in this area and ideal for visitors. The driveway in turn leads to the garage and the enclosed rear garden which is paved for lower maintenance.

Situated in a sought after location in Crossgates with Manston Park just a short walk away. The property is conveniently placed for transport links via the M1 motorway networks giving quick and easy access to Wetherby, York or Wakefield. There are good public transport links along with a railway station at Crossgates for a quick and smooth commute to LEEDS city centre. There is a new and exciting shopping and leisure complex at 'The Springs' close by PLUS Crossgates shopping district which offers a wide range of shops, banks, cafes, bars and restaurants.

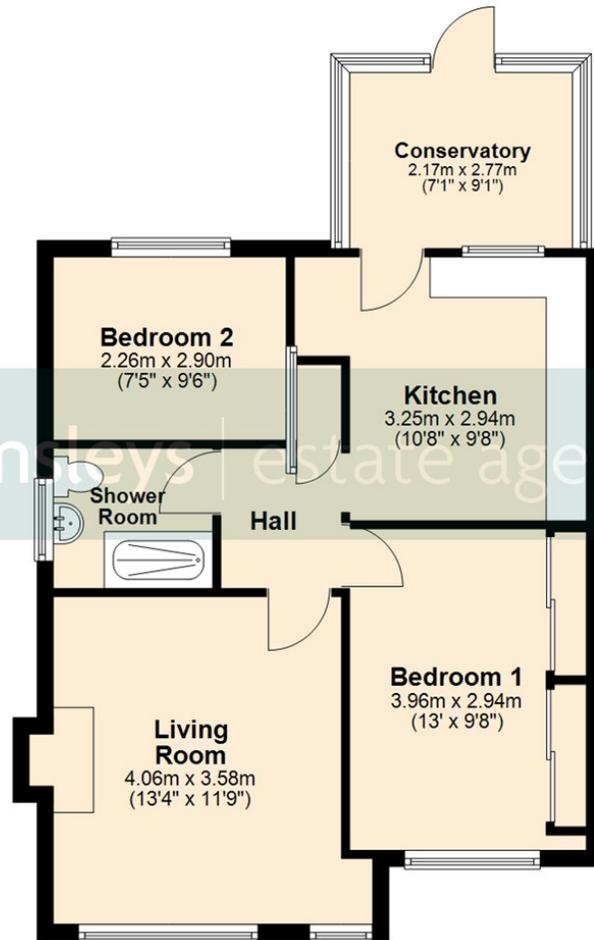
**\*\*\* Call now to arrange your visit \*\*\***





## Ground Floor

Approx. 58.3 sq. metres (627.8 sq. feet)



Total area: approx. 58.3 sq. metres (627.8 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.



35 Austhorpe Road | Crossgates | Leeds | LS15 8BA  
t: 0113 284 0120 | [www.emsleysestateagents.co.uk](http://www.emsleysestateagents.co.uk)

**Emsleys** | estate agents