



Primrose Drive | | LS15 7RJ

£265,000

Three Bedroom Semi-Detached House | Council Tax Band C | EPC Rating C

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\*\*\* EXTENDED THREE BEDROOM PROPERTY \* BEAUTIFULLY PRESENTED THROUGHOUT \* OFF ROAD PARKING AND GARDENS \*\*\*

With a conveniently placed location this semi-detached property offers beautifully presented accommodation throughout. The house offers ready to move into family accommodation. With full gas central heating, double-glazing and well proportioned rooms throughout this one, is a must view!

The accommodation briefly comprises: entrance hall, lounge/diner, fitted kitchen and extension dining room with access to the garden to the ground floor. To the second floor are three bedrooms and a house bathroom plus a fully boarded loft room with a velux window via a pull down ladder. The exterior has a parking area to the front and an enclosed private decked rear garden.

Conveniently placed for the wealth of local amenities in the Halton shopping district with good transport links via the M1 motorway networks just a short drive away giving quick and easy access to Wetherby, York or Wakefield. There are good public transport links on the main A63 Selby Road and a railway station at Crossgates for a quick and smooth commute to LEEDS city centre. For shopping and leisure the buyer is spoiled for choice with 'The Springs' at Thorpe Park complete with an Odeon cinema, M&S Food & Next, Colton retail park PLUS Crossgates with an excellent choice of shops, banks, cafes and bars.

The location is close to the wonderful Temple Newsam estate with stately home, extensive woodlands and many wide open spaces. Ideal for dog walkers, nature lovers and families alike.

\*\*\* Call now to book your viewing\*\*\*

## Ground Floor

### Entrance Hall

Enter through a PVCu entry door with side window to a warm and welcoming hallway which is laid with solid wood flooring. Central heating radiator and a staircase rising to the first floor.

### Lounge/Diner 6.77m x 3.45m (22'3" x 11'4")

A good size through lounge that is easily zoned into living and dining areas. A fireplace offers a good focal point. A double-glazed window to the front aspect and French doors to the dining area grant access to the patio and rear garden. The space is serviced by two central heating radiators.

### Kitchen 2.90m x 2.69m (9'6" x 8'10")

Fitted with a range of wall and base units and having plumbed space for an automatic washing machine. One and a half bowl sink unit with mixer tap. Integral stainless steel cooker with gas hob and extractor over and space for a tall fridge freezer. Understairs storage cupboard housing gas and electric meters and PVCu door to side.

### Dining Room 2.06m x 4.39m (6'9" x 14'5")

A great additional space which can be used as a sun room or more formal dining room with a central heating radiator and French doors giving direct access to the garden.

## First Floor

### Landing

Window to the side elevation.

### Bedroom 1 3.58m x 3.29m (11'9" x 10'10")

A double bedroom with fitted wardrobes to one wall providing good storage solutions, hanging rails and drawers. Central heating radiator and double-glazed window to the front.

### Bedroom 2 2.96m x 3.29m (9'9" x 10'10")

A second double bedroom with a fixture cupboard a central heating radiator and a double-glazed window to the rear.

### Bedroom 3 2.57m x 1.96m (8'5" x 6'5")

A single bedroom with a fitted bulk head wardrobes. Central heating radiator and a double-glazed window to the front.

### Bathroom

A modern fully tiled bathroom which comprises; a panelled bath serviced with a mains fed shower and glass screen, a hand wash basin with vanity storage and close coupled w.c. A ladder style central heating radiator and a double-glazed window to the rear.

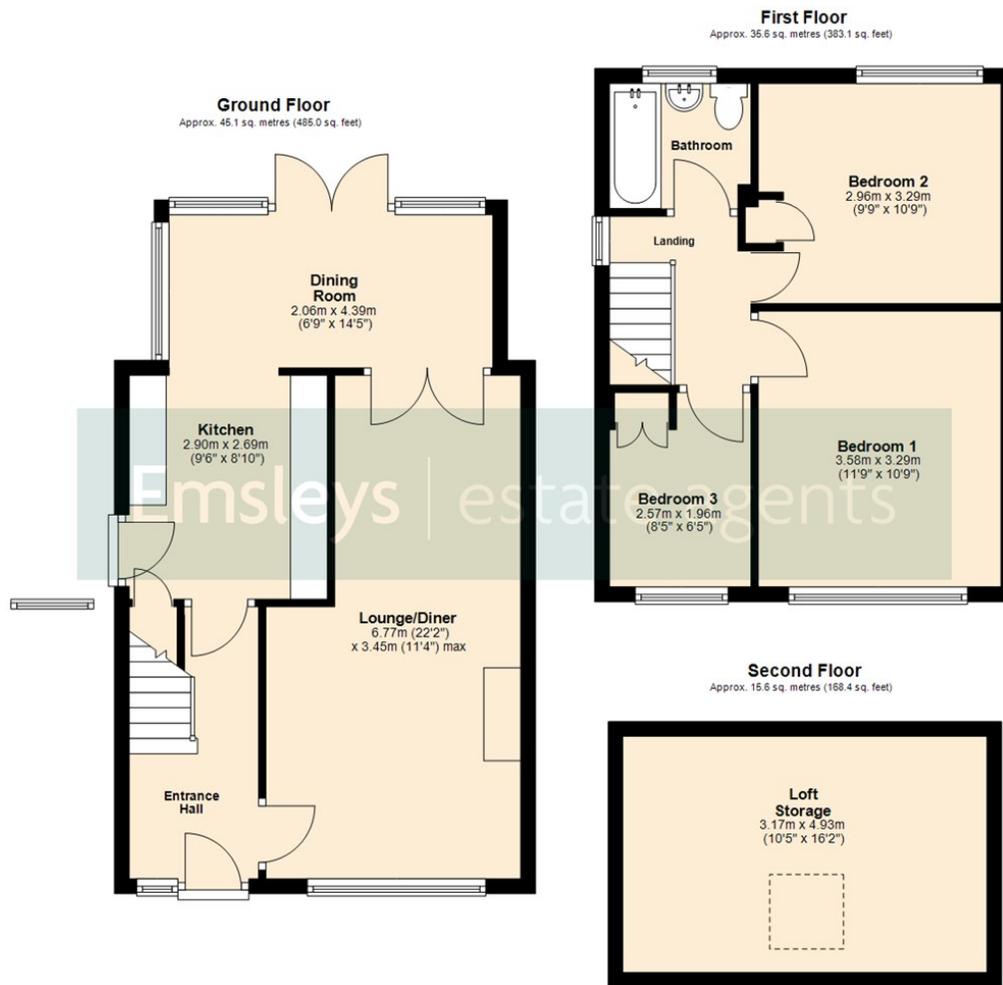
### Loft Storage 3.17m x 4.93m (10'5" x 16'2")

A loft ladder grants access to the roof space which is well insulated and is fully boarded with a velux window for additional storage and light.

## Exterior

The property is accessed at the front where a parking apron allows off road parking for two cars. The driveway continues to the side and is enclosed with wrought iron gates and leads to the garage which has a remote controlled roller door, power and light. The rear garden offers a decked area and patio.





Total area: approx. 96.3 sq. metres (1036.5 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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