



Kennerleigh Crescent | Crossgates | LS15 8RS

£265,000

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

**Emsleys** | estate agents

\*\*\* TWO BEDROOM SEMI-DETACHED BUNGALOW \* READY TO MOVE INTO \* NO CHAIN \*\*\*

Nestled in the charming area of Crossgates, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience.

The spacious reception room with a large bay window provides a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. The kitchen is fitted with modern wall and base units with integrated cooking appliances and has space for a breakfast table which enjoys views of the rear garden.

Downstairs you will find two double bedrooms, one having direct access to the rear garden, PLUS an occasional loft room is available - perfect for guests or grandchildren.

The bungalow features a well-appointed shower room, ensuring that all your daily needs are met with ease.

Outside there is a smart paved driveway to the side to accommodate off road parking and to the rear a low maintenance garden offering two paved patio seating areas.

Crossgates is known for its friendly community and excellent local amenities, making it a desirable location for both families and professionals. With easy access to transport links, you can enjoy the tranquillity of suburban living while remaining well-connected to the vibrant city life.

This property presents a wonderful opportunity for those looking to settle in a serene yet accessible area. Whether you are a first-time buyer or seeking to downsize, this bungalow is a must-see. Embrace the chance to make this charming home your own in the heart of Crossgates.

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







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.

