



York Road | Crossgates | LS14 6DY

£230,000

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

**Emsleys** | estate agents



\*\*\*TWO BEDROOM EXTENDED SEMI-DETACHED BUNGALOW WITH LARGE REAR GARDEN AND NO CHAIN!\*\*\*

Ideally placed to take advantage of all local amenities in Crossgates shopping centre including local banks, post office and railway station. The commuter has the advantage of good public transport links both to the city centre and surrounding areas via the A64 and the main A6120 Ring Road are just a short distance away.

The accommodation briefly comprises: entrance hallway, lounge/dining area, kitchen, two double bedrooms both with fitted wardrobes and a modern shower room. There is a low maintenance garden to the front, a driveway which provides off-road parking and a garage. To the rear is a large garden planted with shrubs and trees and zoned into three sections with raised lawns and a patio seating area.

Viewing is recommended to appreciate the accommodation and location on offer.

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

## Ground Floor

### Entrance Hall

Enter to the side of the property to the hallway with central heating radiator.

### Lounge/Diner 6.22m x 3.66m (20'5" x 12'0")

A feature marble fireplace incorporating a living flame coal effect gas fire. The lounge has been extended to providing a dining area, there are two central heating radiators and a double-glazed window overlooking the front garden.

### Kitchen 3.41m x 2.29m (11'2" x 7'6")

Fitted with a classic shaker style kitchen with wall and base units with complimentary work surfaces over and inset stainless steel sink with side drainer and mixer tap. Built under electric oven with a gas hob and extractor hood over. Space and plumbing for a washing machine and dishwasher and additional space for a tall fridge/freezer. A fixture cupboard provides useful storage for household items.

### Bedroom 1 3.58m x 2.98m (11'9" x 9'9")

A double bedroom fitted with a good range of floor to ceiling wardrobes providing hanging rails and storage solutions to one wall and having matching bedside drawers. Central heating radiator and double-glazed window overlooking the rear garden.

### Bedroom 2 3.58m x 2.97m (11'9" x 9'9")

A second double bedroom again with wardrobes to one wall. Central heating radiator and double-glazed window overlooking the rear garden.

### Shower Room

A modern shower room comprising; low level WC, pedestal hand wash basin and walk in shower enclosure. The walls are fully tiled in ceramics, central heating radiator and a double-glazed frosted window to the side elevation.

### Exterior

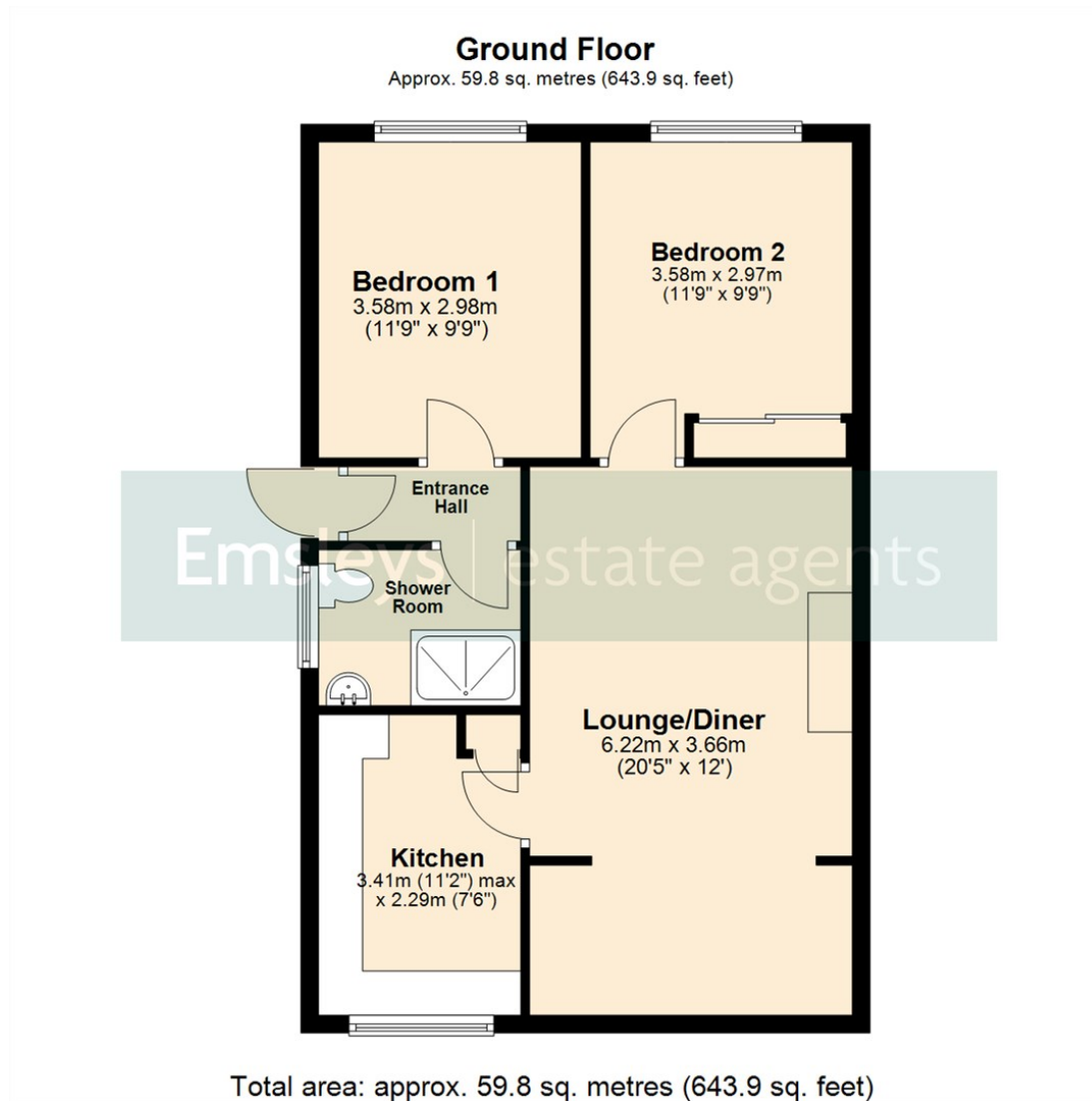
There is a low maintenance garden to the front offering a gravelled area. Alongside is the driveway which offers ample off-road parking for multiple vehicles and leads to the single detached garage which has power, light and an up-and-over door. To the rear is a large garden planted with mature shrubs and trees and offering two lawned sections and a lovely private patio area adjacent to the house.

### Directions

From the Crossgates office, proceed to the traffic lights and turn right, at the roundabout take the second exit onto Crossgates Lane. Continue almost to the end of Crossgates Lane and take the last available left turn which runs adjacent to York Road, continue along where the property can be found on the left hand side indicated by the Emsleys For Sale board.







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