



Kingswear Grove | Crossgates | LS15 8PL

£220,000

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

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\*\*\* TWO BEDROOM SEMI-DETACHED BUNGALOW IN NEED OF MODERNISATION \* SOLD WITH NO CHAIN

\*\*\*

Presenting an excellent opportunity, this two-bedroom semi-detached bungalow is offered for sale in a highly sought-after location. Requiring renovation, this bungalow is an exceptional blank canvas with fantastic potential to add value and create a home perfectly suited to individual needs.

The home is set back from the road, benefitting from dedicated parking as well as a single garage, ensuring ample space for vehicles and additional storage. The south-facing garden is a notable feature, providing an inviting and sunny aspect—perfect for gardening enthusiasts or those who enjoy outdoor relaxation.

Inside, you will find a generous reception room enhanced by large windows. The separate kitchen lends itself well to modernisation, offering scope for a stylish update tailored to personal taste and requirements.

Accommodation comprises a well-proportioned double bedroom and an additional single bedroom, offering comfortable private spaces for both residents and guests. The property further features a conveniently located bathroom, providing practical amenities for daily living.

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. There are good public transport links just a short walk away on the main A6120 Halton Ring Road along with a railway station at Crossgates for a quick and smooth commute to LEEDS city centre. For retail and leisure head up to the 'The Springs' which offers an M&S Food store and Odeon Cinema, at Colton retail park you have Sainsburys supermarket and with Crossgates just a short drive away you will be spoilt for choice with a range of shops, banks, cafes and bars.

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





## Ground Floor

Approx. 54.1 sq. metres (582.0 sq. feet)



Total area: approx. 54.1 sq. metres (582.0 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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