



Barnard Way | Pendas Fields | LS15 8UX

£355,000

Detached Bungalow | Council Tax Band D | EPC Rating D

Emsleys | estate agents

***** THREE BEDROOM DETACHED BUNGALOW WITH CONSERVATORY EXTENSION ON A VERY GENEROUS PLOT SOLD WITH NO ONWARD CHAIN*****

Situated on the ever popular Pendas Fields estate on a lovely plot sits this very spacious bungalow. Immaculately maintained and presented the property boasts an 18ft conservatory extension with a tiled roof and heating which overlooks a beautiful large and private rear garden. ALL bedrooms boast fitted wardrobes and the property offers a modern kitchen with integrated cooking appliances and very spacious living room. A viewing is highly recommended to appreciate this ready to move into bungalow.

The accommodation briefly comprises to the ground floor; entrance hall, living room, fitted kitchen, conservatory, three bedrooms, bathroom and separate WC. Outside there is a driveway providing off road parking, a brick built garage and gardens to the front and rear.

The location is close 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 Smeaton Approach and a railway station at Crossgates for a quick and smooth commute to LEEDS city centre. Crossgates shopping district is a short distance away and offers a wide range of shops, banks, cafes, bars and restaurants PLUS the new and exciting shopping and leisure complex at 'The Springs' complete with an Odeon cinema, M&S Food Hall & Next etc is just a five minute car ride away.

Call now to book your viewing

Ground Floor

Entrance Hall

Entry is through a PVCu door to a useful lobby area with a central heating radiator and cloaks cupboard.

Living Room 5.79m x 4.65m (19'0" x 15'3")

A spacious reception room with a feature timber fireplace to one wall which incorporates a coal effect, living flame gas fire and a decorative tiled back and hearth. The room offers two central heating radiators, wall light points and

coving to the ceiling with a window overlooking the front garden.

Kitchen 2.31m x 3.73m (7'7" x 12'3")

Fitted with a classic shaker style kitchen in white there is a range of wall and base units with ample counter space over. There is an inset one and a half bowl stainless steel sink with side drainer and mixer tap. Integrated cooking appliances include an eye-level Neff electric double oven and a halogen hob. In addition there is space and plumbing for a dishwasher and washing machine as well as space for a tall fridge freezer and dryer. A window overlooks the front garden and a PVCu door grants access to the driveway.

Inner Hallway

With a useful cupboard ideal for household items and a central heating radiator.

Conservatory 5.61m x 3.48m (18'5" x 11'5")

A fabulous addition to the property! The large conservatory has had a replaced tiled roof and so along with the two central heating radiators it is totally season proof and offers an extra sitting room and dining area. French windows give direct access to the rear garden.

Bedroom 1 4.52m x 2.92m (14'10" x 9'7")

The largest double bedroom with fitted robes to two walls providing hanging rails, over bed storage space, dressing table and drawers. There is a central heating radiator and two windows - one to the side aspect and one looking into the conservatory.

Bedroom 2 3.38m x 2.92m (11'1" x 9'7")

A second double bedroom with fitted robes to one wall providing hanging rail and storage space. There is a central heating radiator and a window overlooking the rear garden.

Bedroom 3 3.38m x 2.36m (11'1" x 7'9")

Used by the current owner as an office space this third bedroom is again fitted with wardrobes to one wall and also has a central heating radiator. Sliding patio doors open to the conservatory.

Bathroom

The bathroom is fitted with a panelled bath adapted for mobility needs with a glass screen and electric shower over. A hand wash basin is set atop a vanity storage unit, central heating radiator and window to the side elevation.

WC

A separate facility fitted with a close coupled w.c and having a vanity hand wash basin with storage below. Window to the side.

Exterior

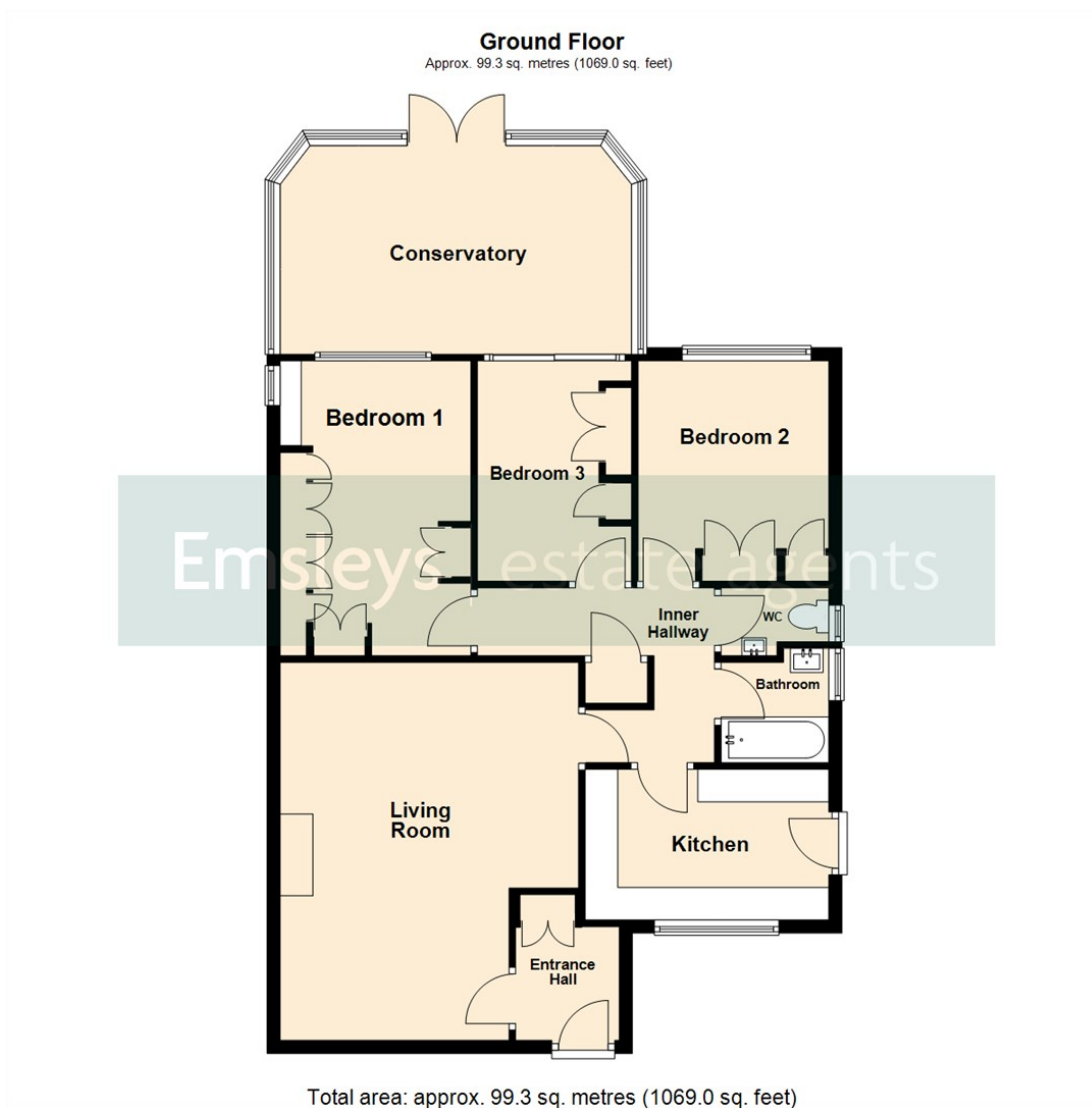
The property is entered at the front via a block paved drieway and has a lawned garden with shrubs and pathway to the front door. The driveway is gated to the side and offers more off road parking leading to the detached brick built garage which has power and light along with an up and over door.

The rear garden is a true delight and is also secured both sides with gates and fencing - ideal for pets and children! A large lawn is surrounded by flower beds and gives way to the rear of the garage where there is a fairly new decked seating area with a pergola - a lovely spot for al-fresco dining! Beyond the lawn is an area where trees and shrubs have created a natural feel but conceal a considerable amount of space. The whole space benefits from a high degree of privacy.

Directions

From the Crossgates office, proceed along Austhorpe Road, passing the park on the left hand side. To the painted roundabout and straight ahead onto Manston Lane. Turn left onto Sandreas Way. At the junction, turn left onto Smeaton Approach and then turn right staying on Smeaton Approach. Take the next right onto Barnard Way where the property can be found immediately on the left 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.



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