



Pendas Grove | Crossgates | LS15 8HD

£265,000

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

Emsleys | estate agents

*** THREE BEDROOM SEMI-DETACHED HOUSE WITH SOUTH FACING GARDEN - NO CHAIN ***

Introducing this superb semi-detached house, perfectly placed on the market for first-time buyers and families alike. The property is in good condition and benefits from a replaced central heating boiler (installed Dec 2024) plus under floor heating to the kitchen and bathroom, making it a comfortable and enjoyable home.

Entering the heart of the home, you are met with two reception rooms, one features a large bay window inviting plenty of natural light and a fireplace, promising cosy, quiet nights in. For your convenience, the house comes equipped with a conservatory which is a wonderful addition, creating seamless integration between indoor and outdoors and leading directly to a splendid south-facing garden - a true haven for green fingers!

This home boasts three bedrooms, two doubles (one with fitted wardrobes) and a single room. Each room provides an inviting and relaxing space, cultivating the ideal environment for every family member. The property is serviced by a stylishly designed bathroom, equipped with a luxurious rain shower, convenient built-in storage, a heated towel rail, and a heated illuminated mirror adding an air of elegance and convenience to this chic, modern space.

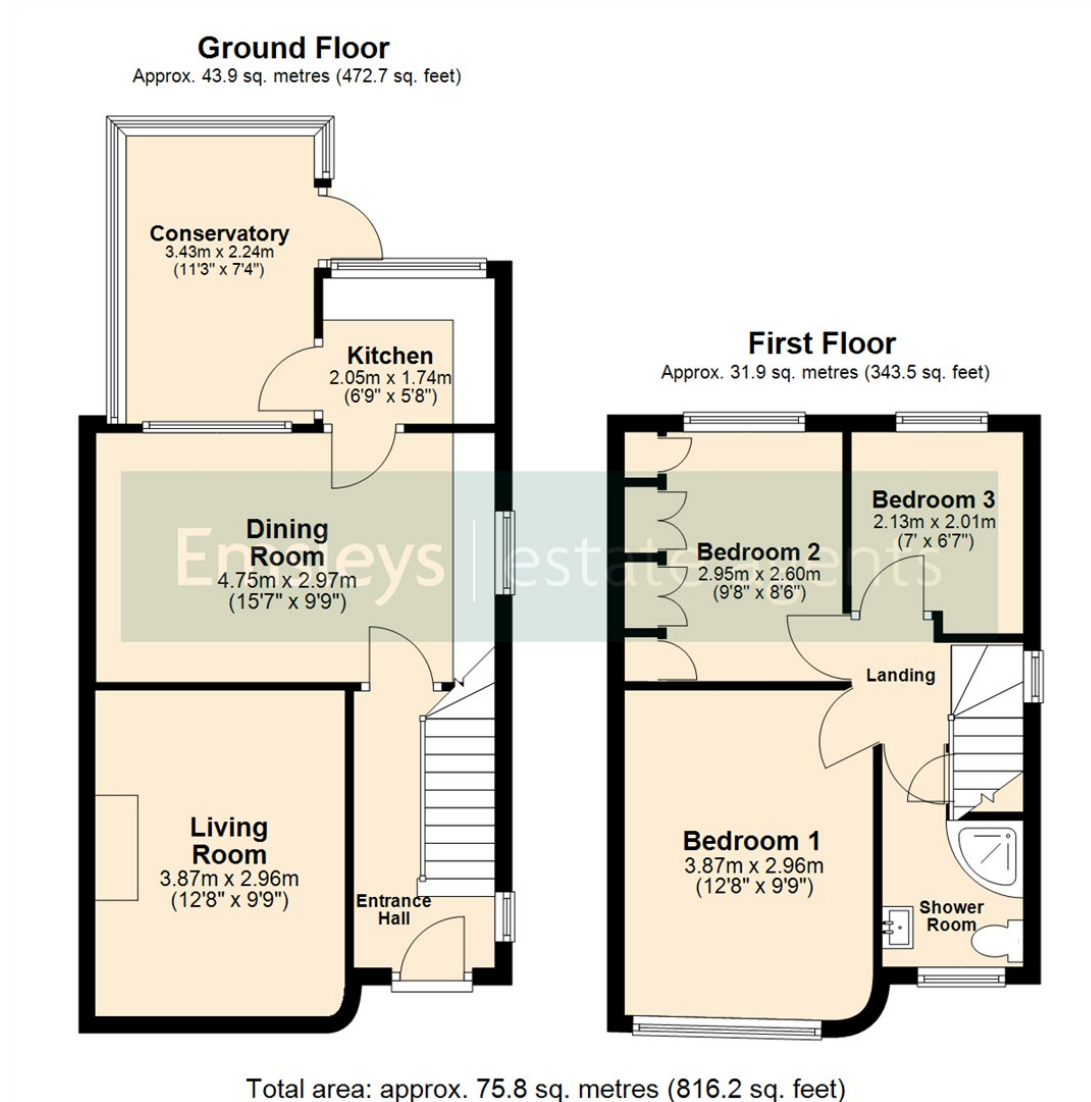
Situated in a sought after location in Crossgates with Manston Park just a short walk away. The property is conveniently placed for transport links via the M1 motorway networks giving quick and easy access to Wetherby, York or Wakefield. There are good public transport links along with a railway station at Crossgates for a quick and smooth commute to LEEDS city centre. There is a new and exciting shopping and leisure complex at 'The Springs' close by PLUS Crossgates shopping district which offers a wide range of shops, banks, cafes, bars and restaurants.

Viewing is highly recommended to appreciate the standard of accommodation on offer.

*** 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.

35 Austhorpe Road | Crossgates | Leeds | LS15 8BA
t: 0113 284 0120 www.emsleysestateagents.co.uk

Emsleys | estate agents