



Detroit Avenue | | LS15 8NS

£245,000

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

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**\* TWO BEDROOM SEMI-DETACHED BUNGALOW \* NO CHAIN! \* CORNER PLOT \* GARAGE WITH ELECTRIC DOOR \***

This two-bedroom semi-detached bungalow is offered for sale in the sought-after location of LS15. For sale with NO CHAIN, the property includes a large driveway to the side, providing off-street parking for a number of vehicles, plus a single garage with full electrics and an electric door. A lawned garden, to the front, further enhances the external space. The property benefits from double-glazing throughout, together with central heating and a partially boarded loft space with and window and ladder.

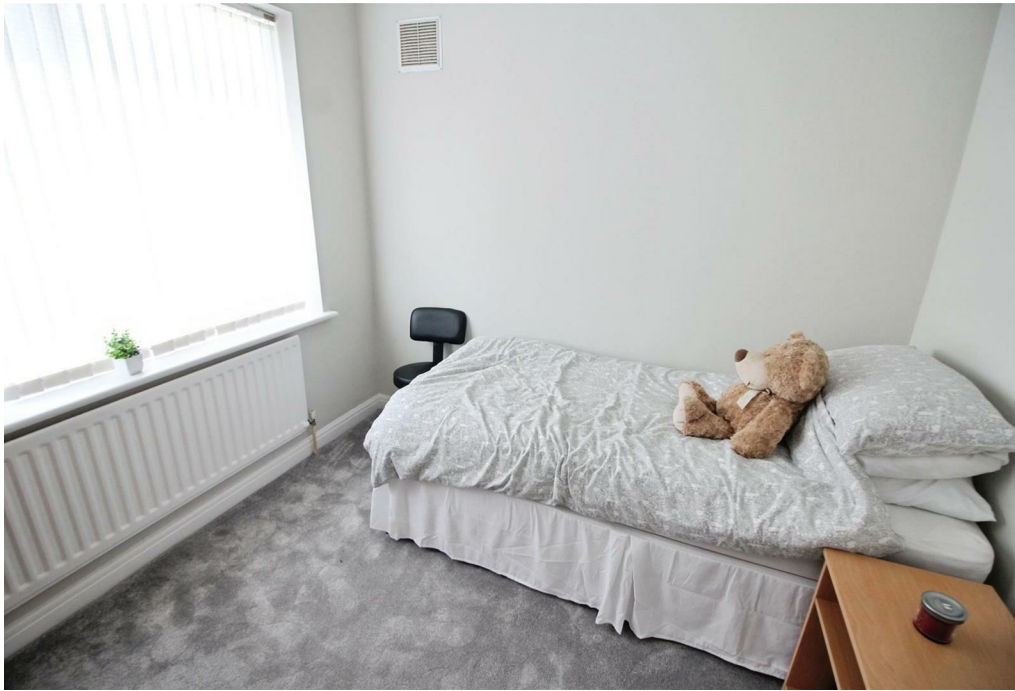
Inside, there is a lounge with bay window, and a feature fireplace, creating a focal point for the main living area. The fitted kitchen includes a built-in hob and oven, an integrated washing machine and offers practical cooking facilities. The accommodation comprises a spacious main bedroom – with air conditioning unit, and one single bedroom. The bathroom has been fitted with an adapted walk-in bath, with a shower over.

The bungalow is well placed for local schools in East Leeds, with a range of primary and secondary options available within a short drive. The wider area offers access to nearby amenities including shops, cafés and services around Cross Gates and the Colton/Selby Road corridors.

Public transport links are accessible, with Cross Gates railway station providing services towards Leeds city centre in around 10 minutes, as well as routes towards York and other destinations. Local bus services connect the surrounding residential areas with central Leeds and nearby retail parks.

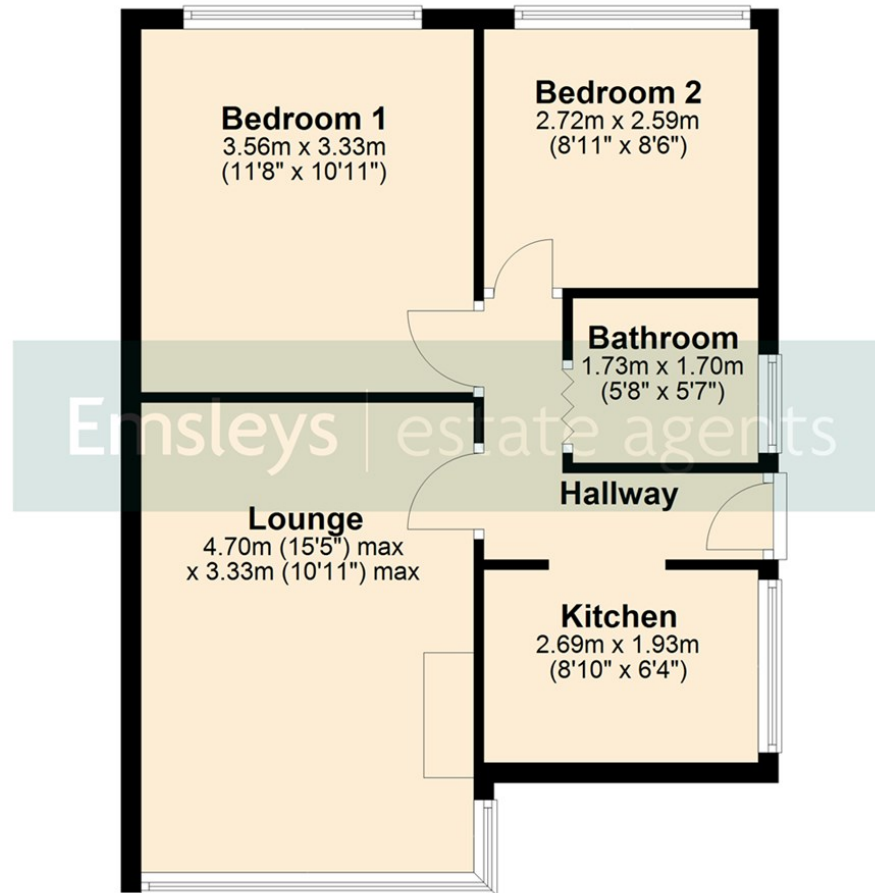
Road links are convenient, with good access to the A64 and the wider motorway network, supporting travel around the city and beyond. The property is also within reach of local green spaces and parks in East Leeds, providing opportunities for outdoor recreation.





## Ground Floor

Approx. 48.4 sq. metres (520.6 sq. feet)



Total area: approx. 48.4 sq. metres (520.6 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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