



Rockingham Road | Pendas Fields | LS15 8UL

£275,000

Detached Bungalow | Council Tax Band D | EPC Rating D

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*** THREE BEDROOM DETACHED BUNGALOW. IN NEED OF MODERNISATION SOLD WITH NO ONWARD CHAIN***

Situated in the ever popular Pendas Fields, this spacious bungalow offers well proportioned accommodation with PVCu double-glazing and gas central heating. Offering an opportunity to modernise to your own taste the bungalow sits at the entrance to Rockingham Road enjoying a good position with gardens to the front and rear along with a detached brick built garage and ample parking.

The accommodation briefly comprises to the ground floor; entrance hall, spacious living/dining room, conservatory, fitted kitchen, three bedrooms and house bathroom.

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 and much more just a five minute car ride away.

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

Ground Floor

Entrance Hall

Enter the property through a composite door to the entrance hall which offers a central heating radiator and fixture cloaks cupboard.

Lounge/Dining Room 5.72m x 4.58m (18'9" x 15'0")

A spacious reception room which can be easily zoned into living and dining areas. A feature fireplace to one wall incorporates a living flame gas fire with a marble hearth. The room offers two central heating radiators and coving to the ceiling.

Inner Hallway

The inner hall has two fixture storage cupboards, one of

which houses the central heating boiler, the other providing useful space for utility items.

Kitchen 2.34m x 3.73m (7'8" x 12'3")

Fitted with a range of oak wall and base units with roll top work surfaces over which incorporate a composite sink with side drainer. Built in eye level double electric oven with a ceramic hob and extractor hood over, space and plumbing for a washing machine and space for a tall fridge. Central heating radiator and double-glazed window overlooking the front garden and an entrance door opening to the driveway.

Bedroom 1 4.50m x 2.90m (14'9" x 9'6")

A double bedroom with fitted wardrobes to one wall, a double-glazed window to the rear and a central heating radiator.

Bedroom 2 3.40m x 2.97m (11'2" x 9'9")

A second double bedroom with fitted wardrobes to one wall, a double-glazed window overlooking the rear garden and a central heating radiator.

Bedroom 3 3.40m x 2.35m (11'2" x 7'9")

The third double bedroom has been used as a sitting room or dining room and has sliding patio doors opening to the conservatory and a central heating radiator.

Conservatory 4.45m x 2.34m (14'7 x 7'8)

Of PVCu double-glazed construction with a poly carbonate roof and door granting access to the garden.

Bathroom 2.74m x 1.63m (9'0" x 5'4")

Fully tiled and fitted with bathroom furniture in a light wood grain effect finish which incorporates a hand wash basin with a feature mirror and wall lights over. Panelled bath with a shower tap attachment and glass screen over and a low flush w.c. Central heating radiator and window to the side.

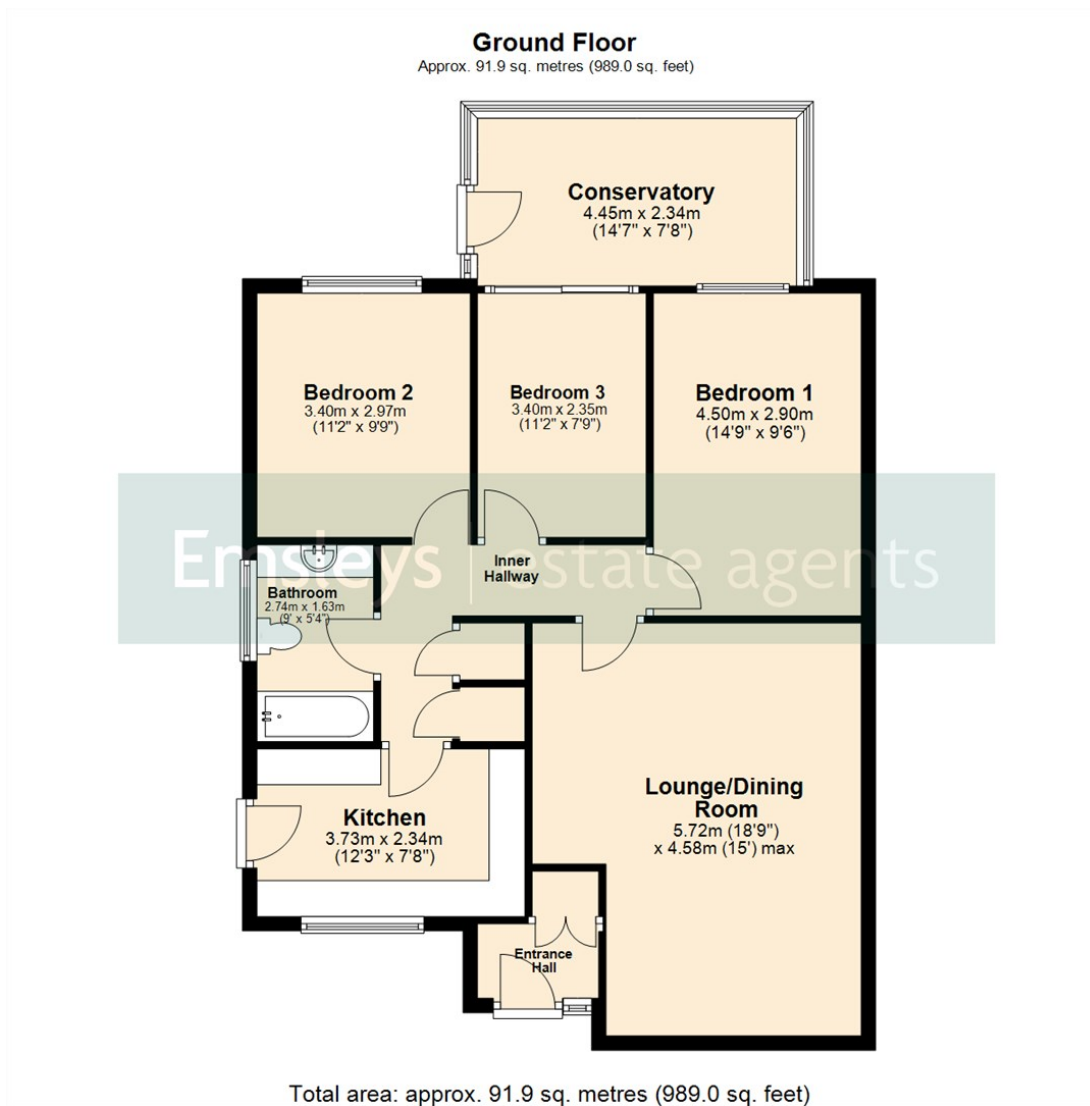
Exterior

To the front a driveway grants access to the front where there is a low maintenance garden. The driveway continues to the side and rear of the house to a brick built garage which has an up and over door, power and light.

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 right onto Smeaton Approach and follow the road taking the third available right turn onto Rockingham Road 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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