



Ramshead Crescent | Seacroft | LS14 1PE

£170,000

Three Bedroom End Town House | Council Tax Band B | EPC Rating TBC

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***THREE BEDROOM END TOWN HOUSE * WELL MAINTAINED
* IDEAL FIRST TIME PURCHASE***

Offered for sale is this three bedroom end town house benefitting from full double-glazing and gas central heating. Having been well maintained by the current owner the property allows for immediate occupation making it ideal for investors or first time buyers alike. The property is found within easy distance of Roundhay Park with lovely open green parks and lake.

The accommodation briefly comprises; entrance hall, living/dining area and kitchen to the ground floor. To the first floor are two double and one single bedroom plus a wetroom. Externally there are enclosed gardens to both the front and rear along with on street parking to the front and ample parking to the rear.

Conveniently placed to the East of Leeds City Centre LS14 enjoys a good range of local amenities with convenient transportation links to the A58 Wetherby Road, A64 York Road, Leeds Outer Ring Road, the A1/M1 Link Road, and East Leeds Orbital Route. Good vehicular access to Crossgates or Oakwood with their wealth of amenities including shopping centres, pubs, restaurants, micro bars and a Railway Station at Crossgates. Further shopping centres can be found at Seacroft which also has a bus station and The Springs at Thorpe Park.

Viewing is highly recommended to appreciate the size and standard of the accommodation!

*** Call now to book your viewing ***

Hall

Enter through a PVCu double-glazed door to a welcoming hallway with central heating radiator and staircase rising to the first floor.

Open Lounge/Diner 7.92m x 3.15m (26'0" x 10'4")

A spacious, light and airy open plan room that is zoned into living and dining areas. The sitting area has a feature fireplace incorporating an electric fire, a central heating radiator and a double-glazed window overlooking the front. The dining area has ample space for a dining table and chairs, radiator and window overlooking the rear garden.

Kitchen 3.25m x 2.16m (10'8 x 7'1)

With a good range of wall and base units with roll top work surfaces over incorporating an inset composite sink with side drainer and mixer tap. Built-under electric oven with electric hob, space for washing machine and tall fridge freezer. Built in under stairs pantry storage cupboard and PVCu entry door and window giving access to the rear garden.

Landing

With loft hatch giving access to the roof space.

Bedroom 1 4.34m x 2.62m (14'3" x 8'7")

A large double bedroom with a double-glazed window to the front elevation and central heating radiator.

Bedroom 2 3.53m x 2.62m (11'7" x 8'7")

A second double bedroom again with a double-glazed window to the rear elevation and a central heating radiator.

Bedroom 3 2.74m x 1.83m (9'0" x 6'0")

A single bedroom with a double-glazed window to the front elevation, central heating radiator and wall mounted central heating boiler.

Bathroom

The wetroom (currently adapted for mobility needs) is fully tiled in modern ceramics and offers a showering area, a wall hung hand wash basin and close coupled WC. A double-glazed window and central heating radiator.

Exterior

To the front of the property is a lawned garden with indian stone laid steps leading from the pedestrian hand gate to the front door. The rear garden is fully enclosed and offers a larger lawned area with some flower beds, border fencing and hand gate which leads to the rear access road where there is ample parking available.

Directions

From our Crossgates office head onto Station Road (A6120) and continue along the Ring Road towards Seacroft, before the Wetherby Road roundabout turn left into Monkswood Gate. Take the first exit on the roundabout onto Ramshead Drive. Stay on Ramshead Drive and turn right into

Ramshead Crescent where the property can be located by our Emsleys For sale board on the right.





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

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