



Kelmscott Green | | LS15 8LG

£365,000

Ext. Three Bedroom Detached Property | Council Tax Band C | EPC Rating

Emsleys | estate agents

***THREE BEDROOM EXTENDED FAMILY HOME * OPEN PLAN DINING LIVING KITCHEN * MASTER BEDROOM WITH FITTED WARDROBES * MODERN SHOWER ROOM * AMPLE PARKING & GARAGE ***

This immaculate three-bedroom extended detached house, offered for sale in a popular residential area of Crossgates, well placed for public transport, schools and overlooks a green space to the front.

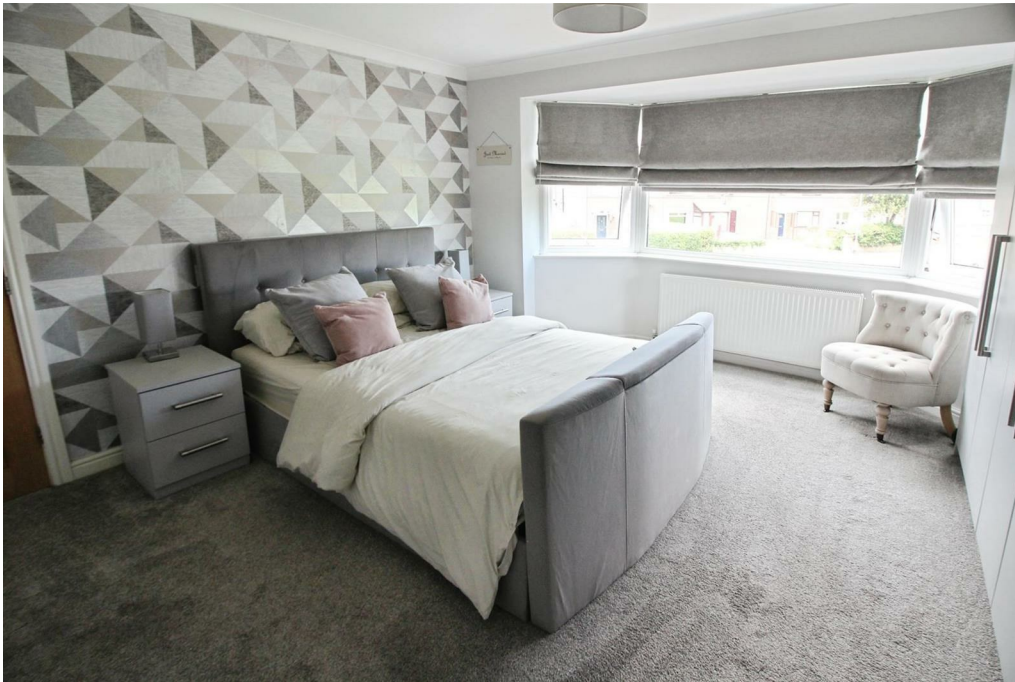
The property features a welcoming hallway with wood flooring and modern oak internal doors through-out, leading through to an open-plan extended modern fitted kitchen with dining/family space and a central island, together with a range of integrated appliances. French doors open directly onto the rear garden, creating an excellent connection between indoor and outdoor areas. The generous lounge benefits from a large bay window, allowing good natural light.

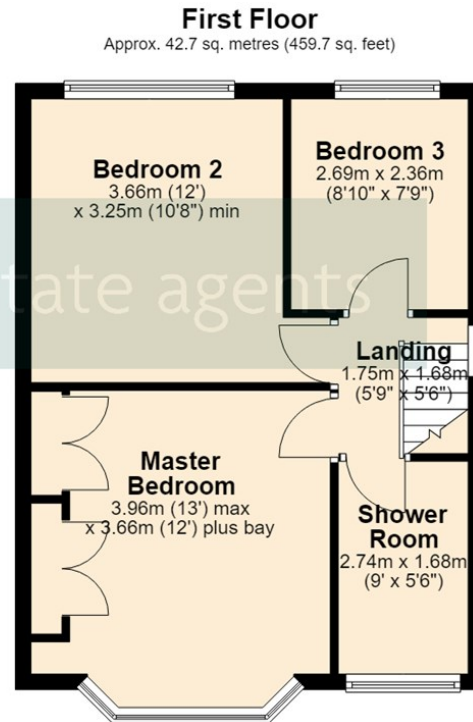
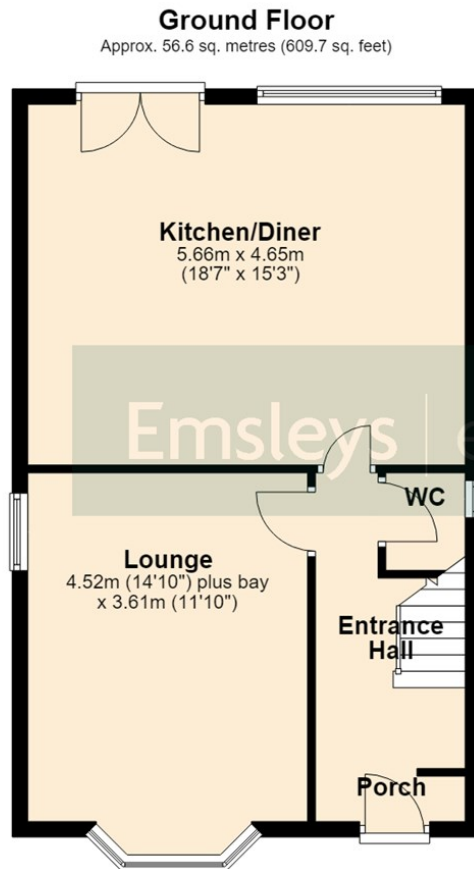
Accommodation includes a master double bedroom with built-in wardrobes and a feature bay window, a further double bedroom and a good-sized single bedroom, providing flexibility for family living, home working or guests. The contemporary shower room is fitted with a rain style shower and modern white suite.

Externally, the house offers ample off-street parking for a number of vehicles, and a single detached garage. To the rear, there is an enclosed low maintenance garden, with central circular lawn and block paved patio seating area – offering an excellent space to relax and enjoy as a family.

The property is conveniently located for local amenities in east Leeds, with nearby schools and green spaces within easy reach for families and those who enjoy outdoor recreation. Public transport links provide access into Leeds city centre, where there is an extensive range of shops, restaurants and cultural attractions, as well as mainline rail services to regional and national destinations. Regular bus and rail connections make commuting and leisure travel straightforward from this location.







Total area: approx. 99.3 sq. metres (1069.3 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.



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

Emsleys | estate agents