



Brian Crescent | Crossgates | LS15 7PL

£225,000

Semi-detached house | Council Tax Band A | EPC rating TBC

Emsleys | estate agents

*** THREE BEDROOM SEMI-DETACHED. CLOSE TO AMENITIES.
OFF-ROAD PARKING & GARAGE ***

Calling all first time buyers and investors alike! This three bedroom semi-detached house is within walking distance of central Crossgates and offers PVCu double-glazing and central heating. With an open-plan kitchen/diner and conservatory which gives access to the good sized rear garden this property should be viewed to appreciate the accommodation on offer.

The accommodation briefly comprises: entrance hall, living room and an open-plan dining/kitchen to the ground floor. To the first floor there are two double bedrooms, a single bedroom and a house bathroom. Outside to the front is a driveway providing off-road parking. To the rear there is a good sized enclosed garden.

The location is convenient and placed for easy access to the Crossgates shopping centre with all its shops, bars and restaurants. There are fantastic transport links via the M1 motorway networks giving quick and easy access to Wetherby, York or Wakefield and good public transport links just a short walk away on the main A6120 Ring Road along with a railway station at Crossgates for a quick and smooth commute to LEEDS city centre.

Ground floor

Entrance Hall 3.58m x 1.54m (11'9" x 5'1")

Enter through a PVCu double-glazed door. Central heating radiator and wood grain effect laminate flooring throughout.

Living Room 3.58m x 3.28m (11'9" x 10'9")

A cosy welcoming living room with a double-glazed window to the front and a central heating radiator.

Kitchen/Diner 3.08m x 4.45m (10'1" x 14'7")

Fitted with a range of wood grain effect wall and base units with contrasting work surfaces over incorporating a stainless steel sink with side drainer. Cooker point with extractor hood over and plumbed space for a washing machine. The room is open to a large dining area with two fixture cupboards to both chimney breast recesses, one of which houses the central heating boiler.

Conservatory 2.95m x 2.82m (9'8" x 9'3")

Of PVCu construction with a poly-carbonate roof and French doors to the rear garden.

First floor

Landing 2.53m x 1.92m (8'4" x 6'4")

With a window to the side elevation and a hatch with a pull-down ladder giving access to a boarded loft.

Bedroom 1 3.58m x 2.97m (11'9" x 9'9")

A double bedroom fitted with a range of fitted wardrobes providing hanging rails and storage solutions. Central heating radiator and a double-glazed window to the front.

Bedroom 2 3.15m x 2.97m (10'4" x 9'9")

A second double bedroom fitted with a range of fitted wardrobes providing hanging rails and shelving. Central heating radiator and a double-glazed window to the rear.

Bedroom 3 2.18m x 1.73m (7'2" x 5'8")

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

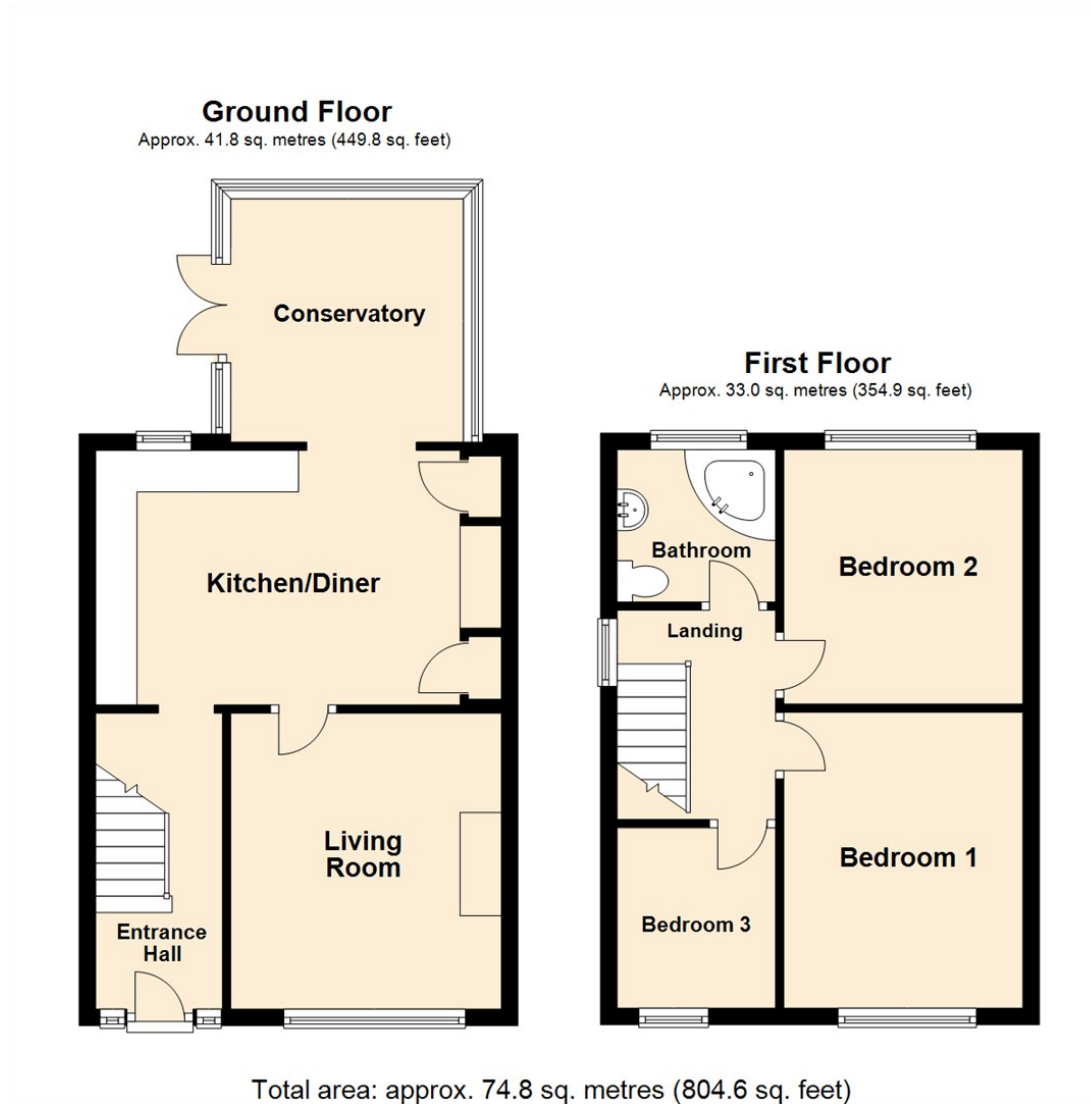
Bathroom 1.85m x 1.63m (6'1" x 5'4")

Fully tiled and fitted with a three piece white suite which comprises;-Corner panelled bath glass screen and shower over, a concealed cistern w.c and a vanity hand wash basin with storage below. A double-glazed window to the rear and a central heating radiator.

Exterior

The property is accessed to the front with a large paved driveway providing off-road parking. This in turn leads to the side and rear garden which is fully enclosed and offers a garage and lawned area along with a paved patio and external water supply.





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