



Ring Road | Crossgates | LS15 7QA

£270,000

Three Bedroom Semi-Detached House | Council Tax Band C | EPC Rating D

**Emsleys** | estate agents

**\*\*\* THREE BEDROOM SEMI-DETACHED HOUSE \* CLOSE TO LOCAL AMENITIES & TRANSPORT \*\*\***

This three-bedroom semi-detached house is situated in the popular Crossgates area of Leeds, offering practical accommodation suited to families, first time buyers and investors. Having been replastered and neutrally repainted throughout it offers a blank canvas for buyer to make their dream home.

The property features two reception rooms, both with large windows that bring in plenty of natural light. An open-plan kitchen provides a sociable and functional space, ideal for everyday living and dining. Upstairs, there are two double bedrooms and one single bedroom, offering flexible options for sleeping or home working. The property includes one bathroom.

Externally, the house benefits from gardens to the front and rear, a single garage and a driveway providing off road parking.

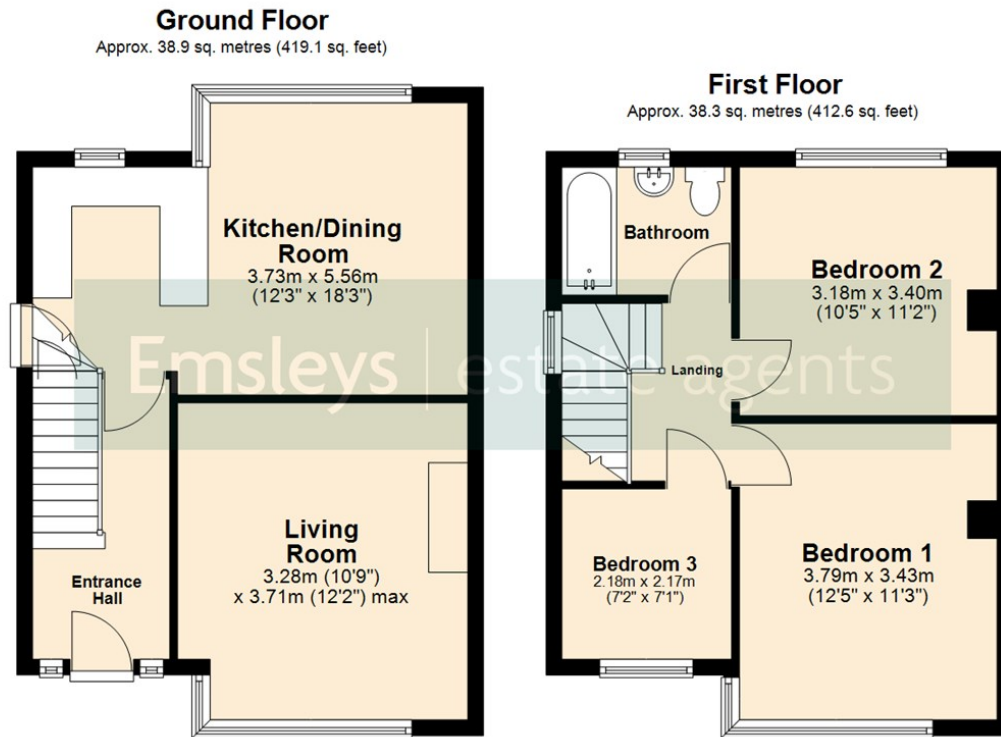
The location provides good access to local amenities in Crossgates, including shops, supermarkets and services in and around Crossgates Shopping Centre and the nearby high street. A range of primary and secondary schools are available in the surrounding area, making this setting practical for families.

Public transport links are a key advantage. Cross Gates railway station is within easy reach, offering services to Leeds city centre in around 10 minutes, as well as routes towards York and other destinations on the TransPennine and Northern rail networks. Local bus services connect the area with neighbouring districts and central Leeds.

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







Total area: approx. 77.3 sq. metres (831.7 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](http://www.emsleysestateagents.co.uk)

**Emsleys** | estate agents