



Field End | Halton | LS15 0QN

£170,000

Mid Terrace House | Council Tax Band A | EPC Rating F

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**\*\*\* THREE BED MID TERRACE HOUSE - DECEPTIVELY SPACIOUS - SOLD WITH NO CHAIN!\*\*\***

Positioned in the popular area of Halton and just a short walk from Temple Newsam Estate is this deceptive three bedroom mid terrace house. Situated on a 'no through road' and set back from the roadside the house offers scope for a first time buyer to make it their own and offers well proportioned rooms throughout, along with electric and underfloor heating, PVCu double-glazed windows and doors and a rear garden. The property does require a degree of modernisation but has been well maintained.

In brief the accommodation comprises; entrance hall, guest w.c, fitted kitchen with a separate dining room, a spacious through lounge and rear hall with access to the garden. To the first floor are three well proportioned bedrooms and a shower room. Outside there is a small gated shared front garden to the rear a larger garden.

The location has 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 the main A63 Selby Road and a railway station at Crossgates for a quick and smooth commute to LEEDS city centre. Close by is Colton retail park and Crossgates with an excellent choice of shops, banks, cafes and bars.

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

## Ground Floor

### Entrance Hall

Entry is through a PVCu door. The hallway gives access to the ground floor rooms and has a large storage room and a sliding patio door to the rear granting access to the garden.

### Living Room 4.72m x 2.95m (15'6" x 9'8")

A spacious through lounge with windows overlooking the front and rear gardens. A feature marble fireplace accommodates an electric fire.

### Kitchen 2.24m x 2.87m (7'4" x 9'5")

Fitted with a range of oak wall and base units with an open returned breakfast counter with storage above. Cooker

point and space for a tall fridge freezer. Inset stainless steel sink with side drainer and mixer tap and a plumbed space for a washing machine. Open to;-

### Dining Room 2.57m x 2.87m (8'5" x 9'5")

The dining room is large enough to accommodate a family sized table and chairs and has underfloor heating and a window overlooking the rear garden.

### Guest WC

Fitted with a close couple w.c and wall mounted hand wash basin. Window to the front.

## First Floor

### Landing

A large landing with a window to the front and offering three storage cupboards! (one houses the hot water cylinder) and the other two could be used for linen and towels or other household utility items.

### Bedroom 1 4.72m x 2.95m (15'6" x 9'8")

A double 'L' shaped bedroom with windows to both the front and rear aspects.

### Bedroom 2 2.87m x 3.23m (9'5" x 10'7")

A second double bedroom with a window to the rear.

### Bedroom 3 2.87m x 2.51m (9'5" x 8'3")

A single 'L' shaped bedroom with window to the rear.

### Shower Room

Fully tiled in ceramics the shower room is fitted with a large walk in shower cubicle with sliding glass door, a hand wash basin inset to a vanity storage cupboard and a close-coupled w.c and a heated towel rail. Window to the front.

### Exterior

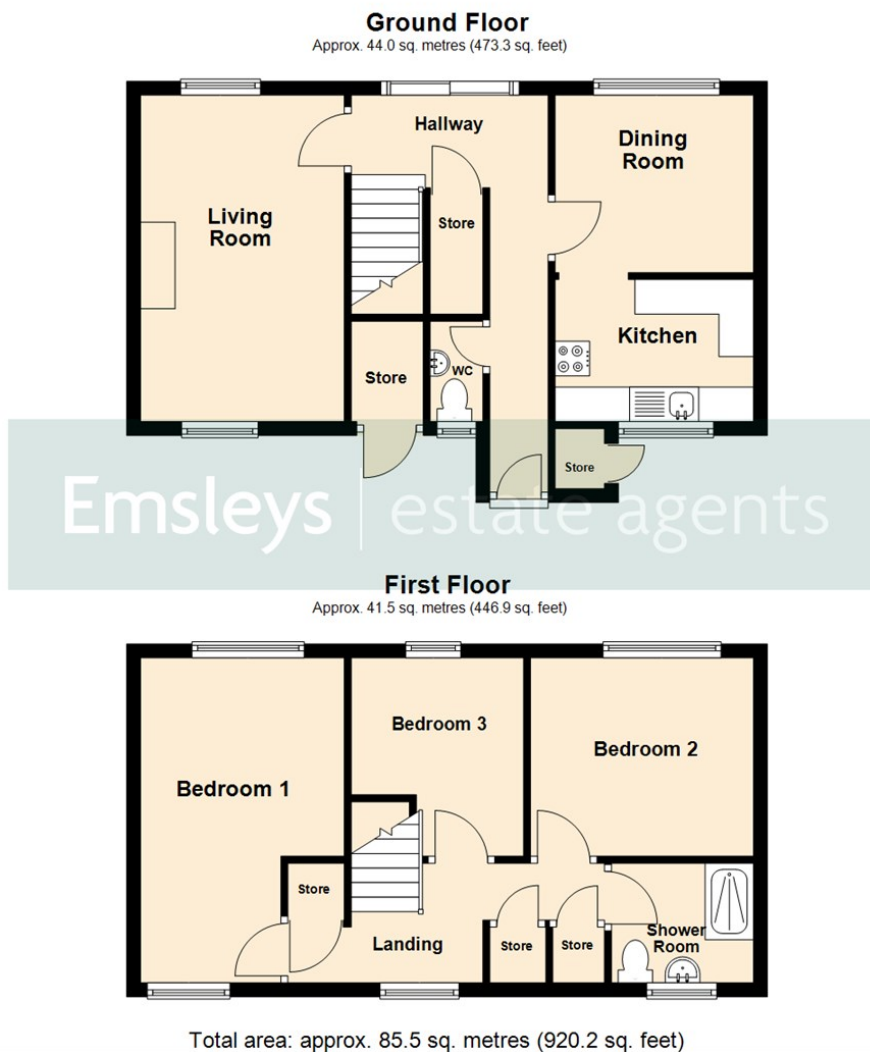
The property is accessed to the front though a shared paved garden with boundary fence and handgate. The rear garden is of good size with the majority having been laid with gravel with some mature trees and shrubs to the boundaries. A large paved patio offers ample space for outdoor seating.

## Directions

Leave Crossgates on Austhorpe Road, turning left at the traffic lights on to Station Road. Proceed straight on to the Colton Village roundabout and then take the third exit on to the A63 Selby Road. After Temple Moor High School take a left hand turn onto Field End Gardens and turn immediately left onto Field End Road, take the first right turn onto Field End and continue to the parking area at the bottom where the property can be found in the right hand corner.







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)

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