



Lulworth Drive | Crossgates | LS15 8PF

£235,000

Two Bedroom Semi-Detached Bungalow | Council Tax Band C | EPC Rating C

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*** TWO BEDROOM SEMI-DETACHED BUNGALOW SOLD
WITH NO CHAIN ***

Presenting this immaculate semi-detached bungalow for sale in a highly sought after location, perfectly situated close to a range of local amenities, green spaces, and convenient public transport links. This beautifully presented property offers an exceptional opportunity for those seeking comfortable and stylish single-storey living.

Upon arrival, you are welcomed by ample parking, providing ease of access and convenience for residents and guests alike. Step inside to find a generously proportioned reception room adorned with large windows that flood the space with natural light and a charming feature fireplace, creating a warm and inviting atmosphere —ideal for both relaxing evenings and entertaining guests.

The property benefits from a fitted kitchen, complete with a breakfast area that offers the perfect spot to start your day. Both bedrooms accommodate double beds, with the second bedroom offering the flexibility to be used as a spacious single or small double.

The accommodation is completed with a wet room offering shower, basin and w.c and currently adapted for mobility needs.

A beautifully maintained garden enhances the outdoor living experience, ideal for alfresco dining, gardening, or simply unwinding in a tranquil setting.

The location is unparalleled being adjacent to 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 A6120 Halton Ring Road along with a railway station at Crossgates for a quick and smooth commute to LEEDS city centre. Within walking distance there is a new and exciting shopping and leisure complex at 'The Springs' plus Sainsburys supermarket at the ever popular Colton retail park. With Crossgates just a short drive away you will be spoiled for choice with a range of shops, banks, cafes and bars.

*** Call now to arrange your visit ***

Ground Floor

Kitchen 2.83m x 3.07m (9'3" x 10'1")

Entry through a PVCu double glazed door to a fitted kitchen with room for a breakfast table and chairs. The kitchen is fitted with base and eye level units with complementary work surfaces over. There is a stainless steel one and a half bowl sink with a side drainer and mixer tap, a built under electric oven with a gas hob and extractor hood over. Space for a tall fridge/freezer and a plumbed space for a washing machine. A double-glazed window to the rear and a wall mounted central heating boiler (installed 2024 with 9 yrs warranty remaining subject to terms and conditions).

Inner Hallway

With access to all rooms and loft space.

Living Room 4.37m x 3.89m (14'4" x 12'9")

A spacious lounge which could easily be zoned into living and dining areas. A period fireplace with living flame coal effect gas fire, a central heating radiator and a PVCu double-glazed bow window to the front.

Bedroom 1 3.71m x 3.66m (12'2" x 12'0")

A large double bedroom with a double-glazed French doors granting access to the rear garden. Central heating radiator.

Bedroom 2 2.90m x 2.79m (9'6" x 9'2")

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

Wet Room 2.06m x 1.70m (6'9" x 5'7")

The wet room is fully tiled in ceramics and offers a shower area, a close coupled w.c and a pedestal hand wash basin. In addition there is a ladder style central heating radiator and a double-glazed window to the side elevation.

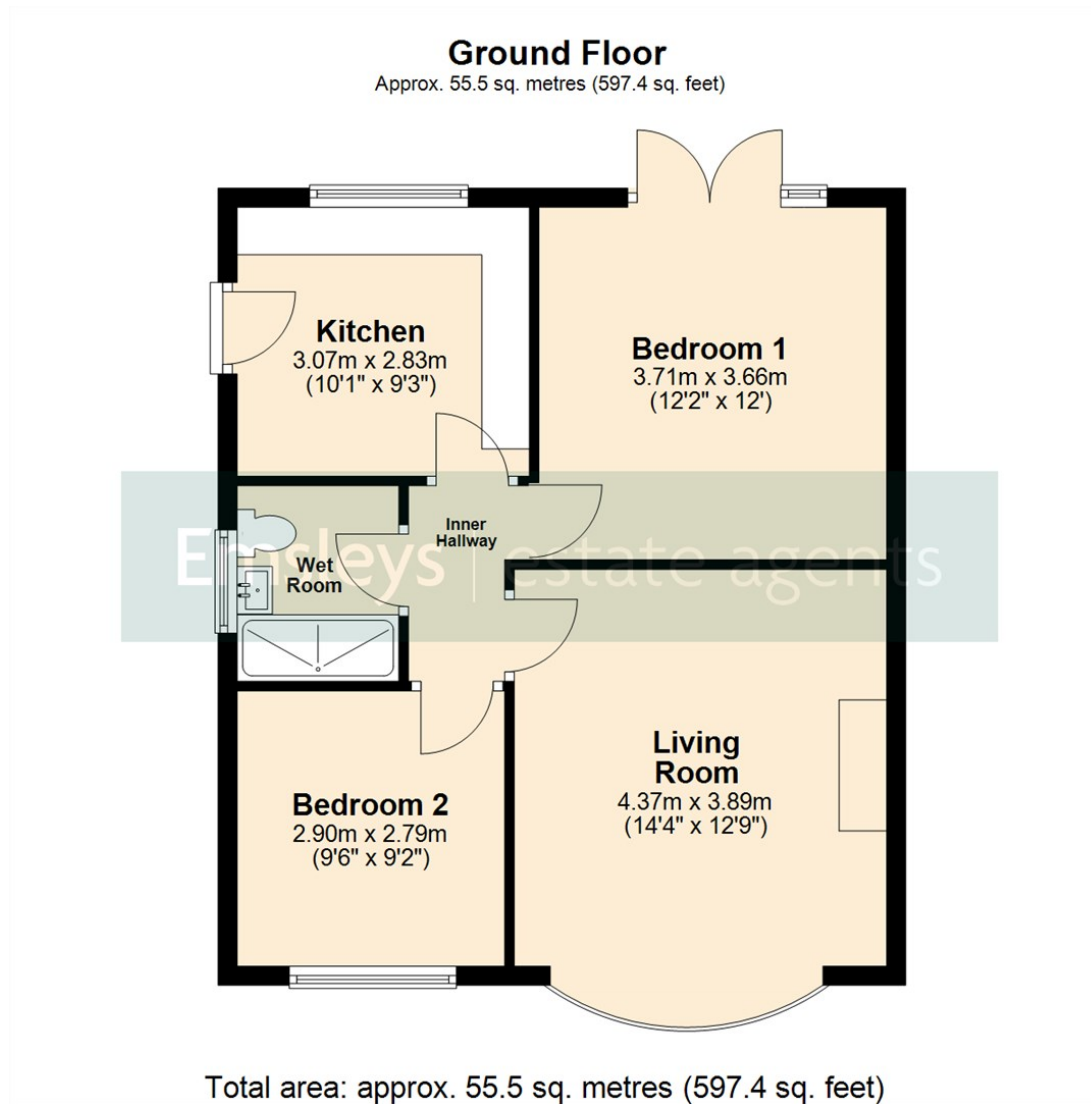
Exterior

The property is accessed to the front where you can find ample of road parking on the driveway along with a shaped and tended lawn with flower bed borders. The driveway leads to a garage at the rear which offers an up and over door and a recently replaced roof. The rear garden is delightful, fully enclosed and very well tended with a raised manicured lawn, flower bed borders and shrubs. A good sized patio offers seating and entertaining space.

Directions

From the Crossgates office, proceed along Austhorpe Road to the traffic lights and turn left onto Station Road. Proceed onto Halton Ring Road and at the top of the hill turn left onto Whitkirk Lane. Continue and take the first available left into Kingswear Crescent before taking the first left onto Lulworth Avenue. Take the next available right turn in Lulworth Drive where the property can then be found on the right hand side.





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.



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