



Kennerleigh Grove | Crossgates | LS15 8NQ

£270,000

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

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***THREE BEDROOM SEMI-DETACHED BUNGALOW - WELL MAINTAINED WITH CONSERVATORY EXTENSION ***

Emsleys are delighted to offer for sale this lovely example of a traditional bungalow situated in a most popular location. Bungalows rarely come to the market in ready to move into accommodation so this is a must see! The property lies on a popular street within easy flat walking distance of local amenities and the Crossgates shopping district..

The accommodation briefly comprises: kitchen, conservatory/dining area, inner hallway, large living room with bow window, two ground floor double bedrooms and a shower room to the ground floor. To the first floor a third bedroom with dormer window to the front. Outside the property has a resin driveway providing off-road parking to the front, and a rear garden.

This is a popular estate and properties can sell very quickly. The location is ideal for all the local amenities found in Crossgates shopping centre including, shops, banks, post office and railway station which gives easy and quick access to Leeds city centre.

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

Ground Floor

Kitchen 3.45m x 2.59m (11'4" x 8'6")

Fitted with a range of base and eye-level units with worktop space over. Inset stainless steel sink unit with single drainer and mixer tap. Built in eye-level double oven, separate ceramic hob with extractor hood. Space for washing machine and fridge freezer. Built-in pantry cupboard. PVCu door granting access to the driveway. Open to;-

Conservatory

A great addition creating a place to use as a dining area or just a place to sit overlooking the garden.

Inner Hall

Inner hallway with doors to kitchen, lounge, shower room and two bedrooms. A staircase rises to the loft bedroom.

Living Room 4.29m x 3.28m (14'1" x 10'9")

Spacious lounge featuring double-glazed bow window to front, radiator and feature fireplace.

Bedroom 1 3.45m x 3.38m (11'4" x 11'1")

A large double bedroom with radiator and double-glazed window to the rear. Built in wardrobes to the under stair area provides hanging rails and storage.

Bedroom 2 2.67m x 2.59m (8'9" x 8'6")

A large single bedroom with window to the front and central heating radiator.

Wet Room

The wet room is fully tiled and offers a shower area serviced by a mains fed shower, a low flush w.c and a pedestal hand wash basin. Concealed central heating boiler, a ladder style radiator and window to the side.

First Floor

Bedroom 3 4.26m x 3.98m (14'0" x 13'1")

A useful addition for guests or grandchildren with under eaves storage and two fixture storage cupboards. Central heating radiator and dormer window to the front.

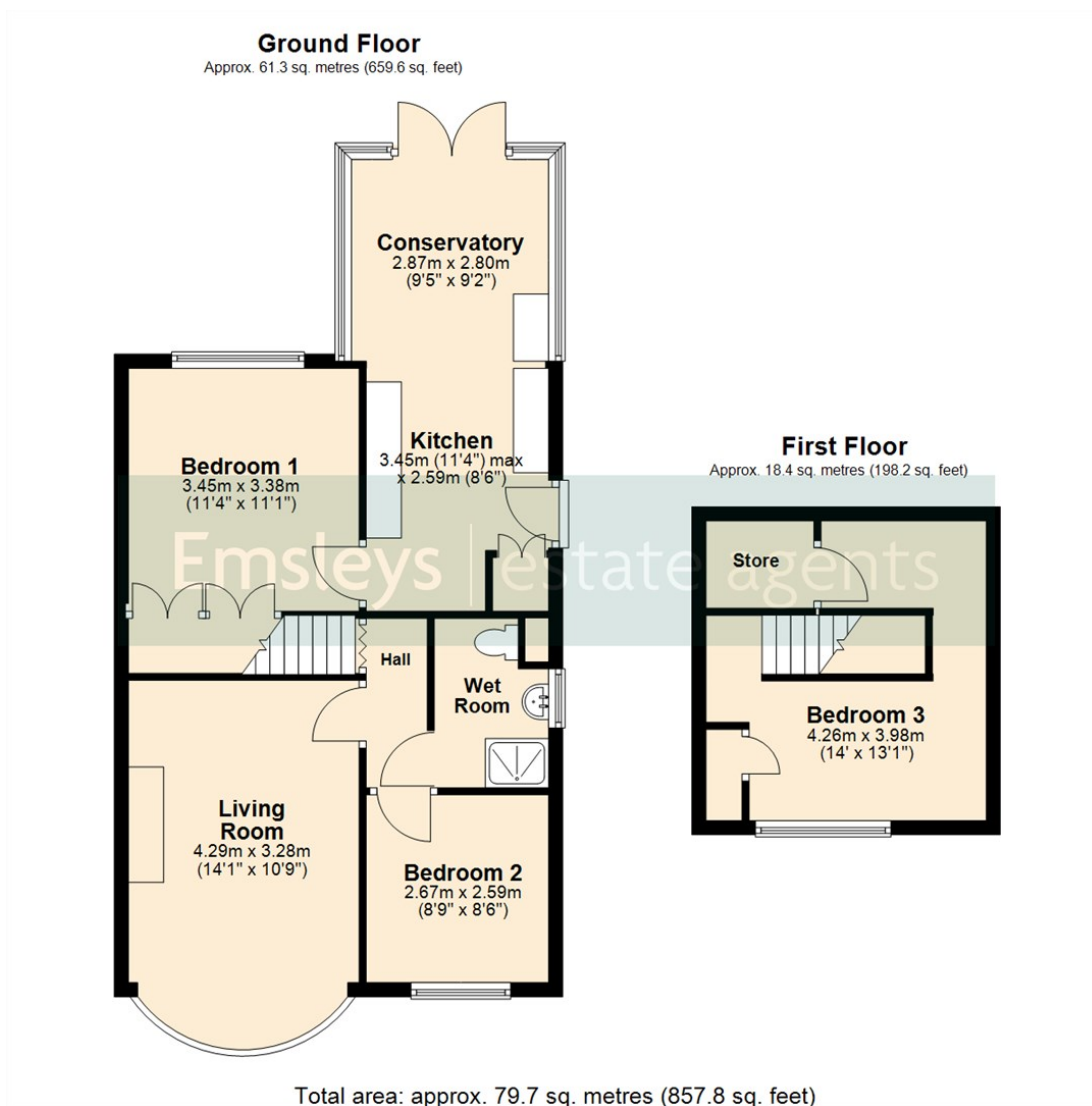
Exterior

The property is accessed to the front via a very smart resin driveway that provides off road parking and continues to the side of the home. To the rear are low maintenance paved seating areas and a storage shed.

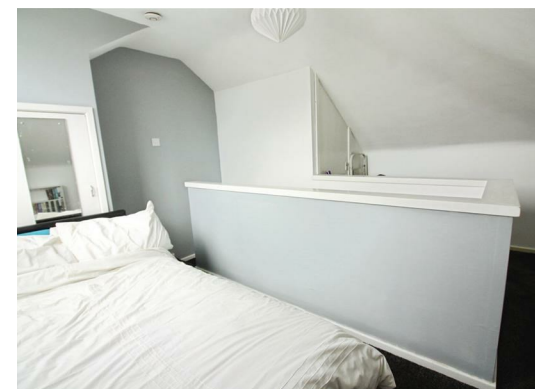
Directions

From our Crossgates office on Austhorpe Road head west and at the lights turn left onto Station Road. Follow over the bridge and take the first second right onto Kingswear Parade, continue to the end turning left onto Kingswear Crescent and left again into Kennerleigh Avenue. Finally turn left into Kennerleigh Grove where the property can be found on the left 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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