



Manston Gardens | Crossgates | LS15 8EX

Three bedroom semi-detached house | Council Tax Band D | EPC rating D

Asking Price
£385,000

Emsleys | estate agents

****This immaculate three-bedroom semi-detached house is **for sale** in a sought-after residential area of **Leeds LS15**, offering a practical layout and great space for families****

Inside, there is a welcoming reception room with wood floors, large windows and a fireplace, creating a comfortable living area. The heart of the home is the open-plan kitchen, benefiting from generous natural light, defined dining space and Bifold doors leading to the garden— ideal for everyday family life and entertaining.

Upstairs, the Large master double bedroom includes built-in wardrobes, as does the second double bedroom, providing useful storage. A third single bedroom offers flexibility as a child's room, guest room or study. The contemporary bathroom features a free-standing bath, rain shower and heated towel rail.

Outside, there is ample parking along with both front and rear garden space. A garden office adds a valuable extra workspace or hobby room, separate from the main house.

The property is well placed for local amenities in this popular part of Leeds, with nearby parks offering green space for walking and play. Families will appreciate access to schools in the surrounding area, plus a choice of shops, cafés and everyday services on the nearby high streets.

Public transport links are convenient, with local bus routes connecting into **Leeds city centre**. **Cross Gates** railway station is within easy reach, offering services to Leeds in around 10 minutes and onward connections across West Yorkshire and beyond.

EPC rating: D. Council Tax band: D.

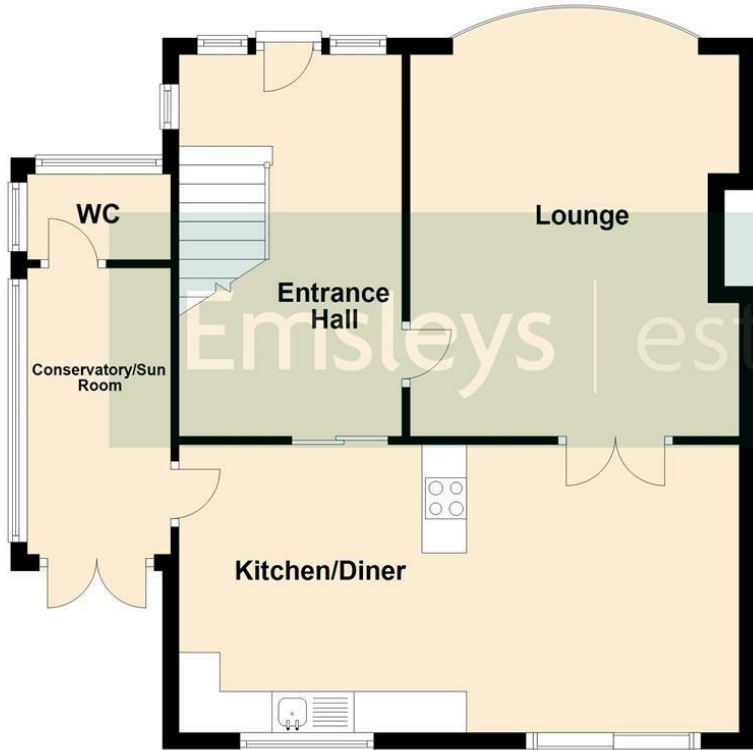
*** Call now 24 hours a day, 7 days a week to arrange your viewing ***





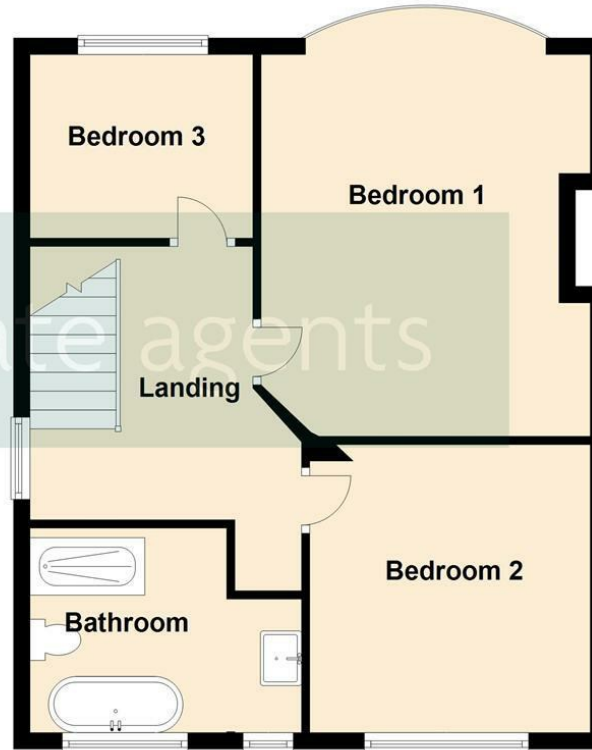
Ground Floor

Approx. 62.3 sq. metres (670.6 sq. feet)



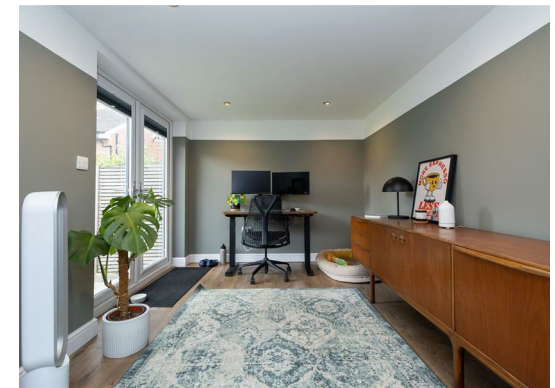
First Floor

Approx. -0.4 sq. metres (-4.3 sq. feet)



Total area: approx. 61.9 sq. metres (666.3 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

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