

Lulworth Crescent | Whitkirk | LS15 8PA £230,000

Three bedroom semi-detached | Popular location | EPC Rating D

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***VIDEO VIEWING AVAILABLE. POPULAR LOCATION. TWO RECEPTION ROOMS. LOFT ROOM. ***
This delightful family home is well worth viewing and briefly comprises extended front porch, hall, lounge, kitchen and dining room to the ground floor level. The first floor has three well appointed bedrooms with a large bathroom having a four piece suite, with the added extra of a converted loft. PVCu double glazing with gas central heating. Gardens to front and rear with a shared drive accessing a single large garage to the rear. Easy access to Leeds Centre, M1/M62 and amenities. Overall demand is expected to be high on this three bedroom semi-detached family home. Call now 24 hours a day, seven days a week to arrange a viewing.

Ground Floor

Porch 1.52m x 1.96m (5'0" x 6'5")
PVCu double glazed windows to front and side with entrance door. Worksurface with under unit space and electric point ideal for a tumble dryer. PVCu double glazed window and door to hall.

Hall
PVCu double glazed door and side window with a frosted PVCu double glazed window to side aspect. Laminate flooring with central heating radiator and cloak cupboard with stairs to first floor landing and doors accessing lounge and kitchen.

Lounge 4.27m x 3.73m (14'0" x 12'3")
Attractive sweeping bay window to front aspect with PVCu double glazed window. Focal fireplace with a coal effect living flame gas fire. Laminate flooring and curved single panel central heating radiator into bay.

Kitchen 3.02m x 3.00m (9'11" x 9'10")
Having a range of base and wall units with complimentary worksurfaces. Inset stainless steel sink and drainer with mixer tap. Concealed boiler in wall unit. Space for range cooker with stainless steel extractor and splashback overhead. Undercounter space for fridge with plumbing for washing machine. Tiled flooring. PVCu double glazed window to rear aspect with side access door and storage cupboard having electric point for fridge freezer.

Dining Room 3.02m x 2.49m (9'11" x 8'2")
Laminate flooring with radiator and PVCu double glazed French doors to rear garden.

First Floor

Landing
PVCu double glazed frosted window to side aspect with doors accessing all rooms.

Bedroom 1 4.22m x 2.62m (13'10" x 8'7")
Fitted wardrobes to one wall with sweeping bay window having PVCu double glazed window and underneath single panel central heating radiator. Coving to ceiling with down lighters.

Bedroom 2 3.40m x 3.28m (11'2" x 10'9")
PVCu double glazed window to rear aspect with single panel central heating radiator beneath. Laminate flooring and under stairs storage cupboard.

Bedroom 3 3.02m x 2.31m (9'11" x 7'7")
PVCu double glazed window to front aspect with single panel central heating radiator beneath. Laminate flooring with coving to ceiling and over stairs bulkhead area ideal for storage or potentially an additional wardrobe.

Bathroom 2.67m x 2.29m (8'9" x 7'6")
Comprising a four piece suite having a single shower enclosure with a pedestal wash hand basin and push flush WC finished off with a straight panelled bath and two half tiled walls. Two PVCu double glazed frosted windows with extractor and downlighter’s to ceiling. Wood flooring with chrome central heated towel warmer.

Loft Room 3.81m x 3.76m (12'6" x 12'4")
Having storage to eaves with electric points and light.

Exterior
To the front he is a pea gravelled garden with a range of bedding plants and pots having a concrete shared access drive leading onto a single large garage towards the rear. The rear garden is well enclosed with a gravelled and flagged patio area with a sleeper bedding area and laid to lawn section and a decked corner patio.

















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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