



Green Lane | Crossgates | LS15 7DR

£265,000

Three Bedroom Semi-Detached House | Council Tax Band C | EPC Rating E

Emsleys | estate agents

*** THREE BEDROOM SEMI-DETACHED HOUSE SOLD WITH NO CHAIN - TURN KEY CONDITION ***

Presenting an immaculate semi-detached house, this superb three-bedroom property is offered for sale and represents an outstanding opportunity for first-time buyers and families alike. Benefiting from excellent public transport links, including nearby railway access and proximity to a variety of local amenities, the home ensures convenience for everyday living.

Upon entering, you are welcomed into a spacious hallway with a staircase rising to the first floor and access to both reception rooms. The lounge is enhanced by a large bay window that flood the space with natural light. The room has a fireplace and is laid with wood grain effect laminate flooring. To the rear, the spacious open-plan dining kitchen forms the heart of the home, thoughtfully designed and offering generous dining space—perfect for family gatherings and meal preparation. The rear extension offers a ground floor w.c and utility room along with access to the rear garden.

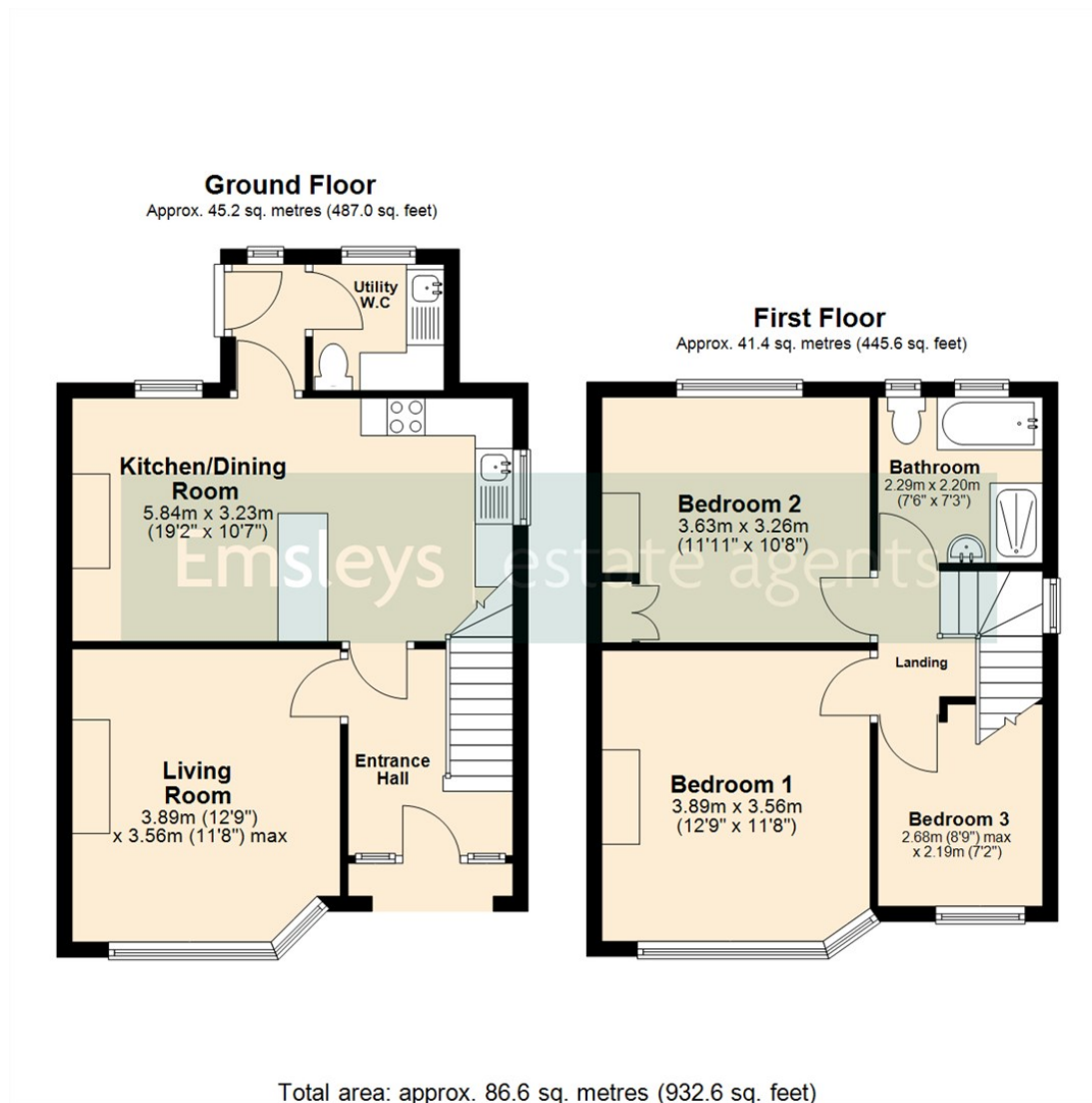
Upstairs you will find two double and one single bedroom, all freshly re-painted and re-carpeted. The family bathroom is fitted with a white suite and has a bath, a separate walk in shower, vanity basin and w.c.

The property is complemented by practical features such as dedicated parking and a storage garage with pedestrian access only. A notable highlight is the south-facing garden, offering an outdoor retreat ideal for al fresco dining, children's play, or simply enjoying the sun throughout the day.

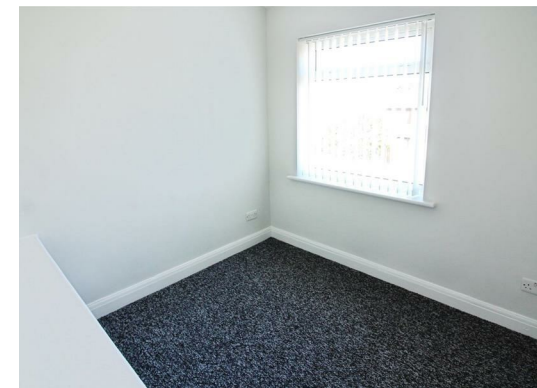
*** Call now to arrange your viewing ***







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

Emsleys | estate agents