



Manston Gardens | Crossgates | LS15 8EY

£475,000

Six bedroom semi detached home | No chain | Epc rating ebc

**Emsleys** | estate agents



\*\*\*RARE TO THE MARKET \* EDWARDIAN SEMI-DETACHED HOUSE \* SIX BEDROOMS IN A POPULAR LOCATION\*\*\*

This is a must view! Only by inspection can you truly appreciate the size and standard of this wonderful example of an Edwardian semi-detached home. Stretching over three floors, this would suit a large or multi-generational family, offering six bedrooms, two full bathrooms and two receptions rooms! Flexibility in spades and the potential to create extra accommodation in the basement!

The accommodation briefly comprises;- entrance hall, living room, dining room, fitted kitchen and guest WC to the ground floor with a basement offering two large chambers to the lower ground floor. On the first floor there are four bedrooms (one with an en-suite shower area) and a house bathroom. To the second floor is a further sitting area, two more large double bedrooms and a further family sized bathroom. Outside there is ample off-road parking, garage and gardens to the front and rear.

The location is unsurpassed for convenience to local shops, banks and facilities within the Crossgates shopping centre and further afield at The Springs and Colton retail parks. The area has excellent public transport links with local bus routes and Crossgates railway station within walking distance giving easy access to Leeds city centre. Also ideal for commuters with easy access to the M1 North motorway network and main arterial roads such as the A64, A6120 Ring Road and A63.

Viewing is essential to appreciate the standard and size of the accommodation on offer.

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

## Lower ground floor

### Basement

The basement has two main chambers, the larger chamber being 14'2 x 10'2 with a window providing natural daylight. There is potential here to create an additional living space or a home office/gym or play room. An additional chamber and a stairwell can be used for storage and houses the utility meters.

## Ground Floor

### Entrance Hall

Enter through a timber exterior door with hardwood original stained glass panel to the side, central heating radiator, stained wood panelling, ceiling cornice and staircase with a spindle balustrade rising to the first floor accommodation.

### Living Room 5.70m x 4.34m (18'8" x 14'3")

A larger than average main reception room having a feature fire surround which incorporates a coal effect, living flame gas fire with

marble hearth and back. A large front facing box bay window with original stained glass leaded lights fills the room with an abundance of natural light and the high ceilings have a cornice and picture rails. Central heating radiator and wall light points.

### Dining Room 4.50m x 3.58m (14'9" x 11'9")

Another spacious reception room having a central heating radiator, cornice, picture and dado rails and rear facing sliding patio doors leading to the rear garden.

### Kitchen 5.41m x 2.56m (17'9" x 8'5")

A large kitchen fitted with a range of white shaker style wall and base units with extensive wood grain effect work surfaces incorporating a one and a half bowl sink, drainer and mixer tap. Integral cooking appliances include a built under electric oven with stainless steel gas hob and chimney style extractor hood over, fridge and freezer. Space and plumbing for an automatic washing machine. Central heating radiator, quarry tiled floor, hardwood exterior door giving access to the driveway plus side and rear facing PVCu double-glazed windows.

### Guest WC

Fitted with a white low flush WC and wall mounted hand wash basin. A door opens to the stairs leading down to the basement.

## First floor

### Landing 2.00m x 4.60m (6'7" x 15'1")

Access to all first floor rooms, spindle balustrade and a staircase rising to the second floor.

### Bedroom 1 4.79m x 3.98m (15'9" x 13'1")

A generous master bedroom having a central heating radiator, ceiling cornice and picture rail, a large front facing PVCu double-glazed window with feature stained glass panels plus an original painted cast-iron fireplace with tiled insert. In addition, the current owners have created a 'wet area' which offers a tiled floor with a fully tiled walk-in quadrant shower enclosure with an electric shower and a hand wash basin with vanity storage.

### Bedroom 2 4.47m x 3.56m (14'8" x 11'8")

Another large double bedroom with a central heating radiator, an original painted cast-iron fireplace with a tiled insert, ceiling cornice and picture rail and a PVCu double-glazed window overlooking the rear garden.

### Bedroom 3 2.80m x 2.54m (9'2" x 8'4")

The third double bedroom has a central heating radiator, ceiling cornice and a side facing PVCu double-glazed window.

### Bedroom 4 2.62m x 2.18m (8'7" x 7'2")

A good sized single room placed to the front and currently used as an office with a central heating radiator and PVCu double-glazed window with stained glass top panels.

## Bathroom

Fitted with a white three piece suite which comprises;- pedestal wash basin, close coupled WC and panelled bath with 'rainfall' shower and screen over. Modern ceramic tiled walls and floor, a chrome heated towel rail, recessed spotlights, a PVCu double-glazed window placed to the side and an extractor fan.

## Second Floor

### Landing/Sitting area 3.82m x 6.30m (12'6" x 20'8")

An impressive space that can be used for so much more than just a landing. Having a central heating radiator, wood grain effect laminate flooring, two 'Velux' windows, eaves storage space and spotlights to the ceiling.

### Bedroom 5 4.56m x 2.97m (15'0" x 9'9")

A large double bedroom having a central heating radiator, laminate floor and rear facing PVCu double-glazed dormer window.

### Bedroom 6 4.47m x 2.87m (14'8" x 9'5")

Further double bedroom having a central heating radiator, laminate floor and a PVCu double-glazed dormer window.

## Bathroom

Fully tiled in mosaic style ceramics and fitted with a white three piece suite which comprises; a panelled bath, pedestal hand wash basin and close coupled WC. Central heating radiator, tiled floor, inset spotlights and extractor fan to the ceiling and a PVCu double-glazed window placed on the side elevation.

## Exterior

To the front of the property is a driveway with two sets of double wrought-iron gates providing ample off-street parking. There is a small lawn and flower beds with boundary wall. The driveway leads to a detached sectional garage with power providing further parking or additional storage space. The rear garden is low maintenance and offers paved seating areas with feature pond and your own palm tree!

## Directions

From the Crossgates office, proceed along Austhorpe Road and turn left on to Church Lane. Take the first turning on the right onto Manston Gardens, where the property can be found on the left hand side indicated by the Emsleys For Sale board.







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.

