Baronsway | Whitkirk | LS15 7AW £275,000

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

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*** SEMI-DETACHED FAMILY HOME SOLD WITH NO CHAIN * LOTS OF POTENTIAL * IN NEED OF MODERNISATION ***

Baronsway is situated in one of the most enviable locations within LS15 and properties on this 'no through road' rarely come to the market. This property has full PVCu double-glazed windows and doors and gas central heating but is in need of modernisation and cosmetic improvement but would be a lovely home for someone wanting to put there own stamp and get onto the property ladder.

The accommodation briefly comprises; entrance hall, living/dining room and fitted kitchen to the ground floor. To the first floor is a spacious landing, two double bedrooms, a single bedroom, bathroom and separate w.c. To the exterior; gardens to the front and rear, driveway and garage.

The location is unparalleled being adjacent to fantastic transport links via the M1 motorway networks giving quick and easy access to Wetherby, York or Wakefield. There are good public transport links on Selby Road and a railway station at Crossgates for a quick and smooth commute to Leeds city centre. Within walking distance there is the new and exciting shopping and leisure complex 'The Springs' which is complete with an Odeon cinema and M&S food store! There is also a Sainsburys supermarket at the ever popular Colton retail park and with Crossgates just a short drive away, you will be spoilt for choice with a range of shops, banks, cafes and bars.

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

Ground Floor

Entrance Hall
Entry is through a PVCu door to the hallway. A useful under stair cupboard and central heating radiator.

Lounge/Dining Room 7.85m x 2.97m (25'9" x 9'9")
The through lounge can easily be zoned into living and dining areas ideal for entertaining and family events. A focal fireplace offers incorporates a gas fire. Ample space for a family sized dining table and chairs, central heating radiator and sliding patio doors to the rear.

Kitchen 4.01m x 2.54m (13'2" x 8'4")
Fitted with a range of white wall and base units with work surfaces over and inset one and half bowl composite sink with side drainer and mixer tap. Built in eye level double electric oven, gas hob with extractor hood over. Plumbing and space for a washing machine and a dishwasher. A double-glazed window to the rear and a PVCu double-glazed entry door giving access to the side elevation.

First Floor

Landing
PVCu double-glazed window placed to the side elevation and hatch giving access to the loft space.

Bedroom 1 3.45m x 3.17m (11'4" x 10'5")
Overlooking the front garden, a double bedroom with fitted wardrobes to one wall with matching recessed vanity table. There is a central heating radiator and a double-glazed window.

Bedroom 2 3.58m x 3.17m (11'9" x 10'5")
A second double bedroom with built-in wardrobes to one wall with a recessed vanity table. Central heating radiator and a double-glazed window overlooking the rear garden.

Bedroom 3 2.31m x 2.34m (7'7" x 7'8")
A single room with central heating radiator and double-glazed leaded window to the front. Fitted with shelving and storage units.

Bathroom
Fully tiled in ceramics the bathroom comprises;- a panalled double ended bath, a vanity hand wash basin inset to storage unit. There is a fixture cupboard offering useful storage, a central heating radiator and a double-glazed frosted window placed to the rear.

WC
Being half tiled and fitted with a close coupled WC and a double-glazed window to the side elevation.

Exterior
The front garden is stocked well with flowering shrubs. A paved driveway leads to the side and garage to the rear. The rear garden has to be seen to be appreciated. What a back drop! Adjacent to a protected wooded area, the rear garden is multi-level with a bank of established perennials and flowering shrubs giving colour and interest in all seasons.

Directions
From the Crossgates office, proceed along Austhorpe Road and at the traffic lights turn left onto Station Road. Proceed past the railway station onto the dual carriageway and continue along. Take the first available right onto Baronsmead, turn first right onto Baronscourt and then first left into Baronsway where the property can be found on the left hand side and identified 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.

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