

Field End Gardens | Halton | LS15 0QD

Offers Over £200,000

Two Bedroom Semi-Detached Bungalow | Council Tax Band C | EPC Rating D

Emsleys | estate agents

*** DEVELOPMENT OPPORTUNITY * SOLD WITH NO CHAIN * NEW ROOF & BOILER 2026 ***

Situared in the ever popular Field End Gardens in Halton, Leeds, this semi-detached bungalow presents a wonderful opportunity for those seeking a project to put their own stamp on.

The bungalow features a recently replaced roof and boiler, both updated in 2026, ensuring that essential infrastructure is in excellent condition. While the interior requires modernisation and refurbishment, this offers a fantastic chance for new owners to personalise the space to their own taste and style.

Boasting two well-proportioned bedrooms, a spacious living room overlooking the front garden and a simple white bathroom suite, this property is perfect for small families, couples, or individuals looking for a peaceful retreat.

Residents will benefit from easy access to local amenities, making daily errands and leisure activities convenient. The surrounding area is known for its friendly community and pleasant atmosphere, providing a lovely environment to call home.

The location has fantastic transport links via the M1 motorway networks giving quick and easy access to Wetherby, York or Wakefield. There are good public transport links just a short walk away on the main A63 Selby Road and a railway station at Crossgates for a quick and smooth commute to LEEDS city centre. Close by is Halton shopping district and Colton retail park, with Crossgates a short drive away you have an excellent choice of shops, banks, cafes and bars.

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









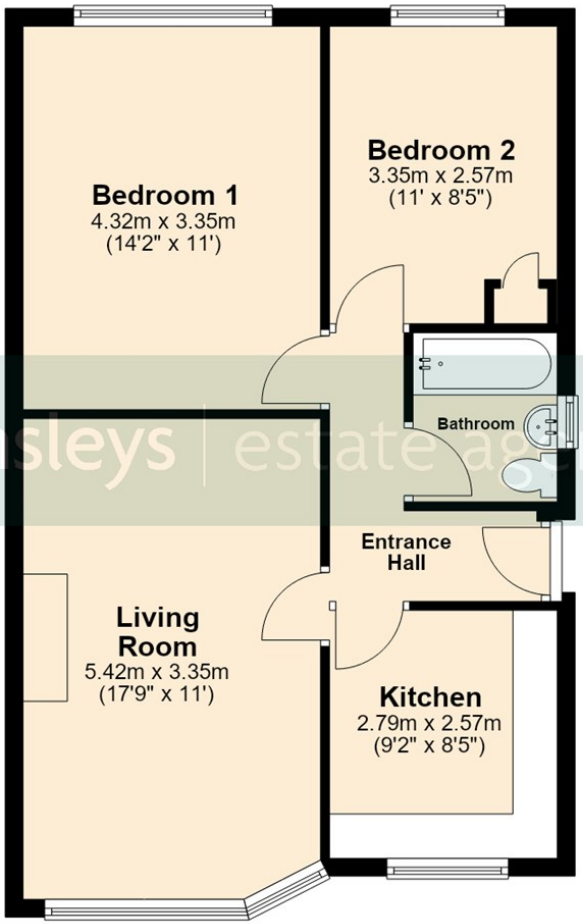






Ground Floor

Approx. 57.5 sq. metres (618.5 sq. feet)



Emsleys | estate agents

Total area: approx. 57.5 sq. metres (618.5 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

Emsleys | estate agents