Rockingham Road | Pendas Fields | LS15 8UL £275,000

Three bedroomed detached bungalow | Fabulous garden | EPC rating D

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*** THREE BEDROOM DETACHED BUNGALOW - GARAGE - CONSERVATORY AND PLENTY OF PARKING!***

Do not miss out! A bungalow here rarely comes onto the market in such good condition. Rockingham Road is on a corner plot within the sought after location of Pendas Fields. The property has wonderful gardens, a conservatory and summer house but also has the benefit of gas fired central heating and PVCU double-glazing and has ample off street parking and a short distance to open farmland.

The accommodation briefly comprises: Entrance hall, spacious lounge, fitted kitchen, conservatory, two double and one single bedroom and a family bathroom. To the front is a driveway with ample parking which in turn leads to the brick-built detached garage and an enclosed sunny rear garden with multiple seating areas.

The location is close 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 just a short walk away on Smeaton Approach and a railway station at Crossgates for a quick and smooth commute to LEEDS city centre. Crossgates shopping district is a short distance away and offers a wide range of shops, banks, cafes, bars and restaurants PLUS the new and exciting shopping and leisure complex at 'The Springs' complete with an Odeon cinema and Gino De Campos restaurant just a five minute car ride away.

***Call now 24 hours a day and 7 days a week to register your interest***

## Entrance Hall
Fitted with wood grain effect laminate flooring there is a PVCu double-glazed entrance door, a fixture cloaks cupboard and a central heating radiator.

## Lounge 5.11m x 3.45m (16'9" x 11'4")
A light and spacious living room with feature fireplace which incorporates an electric coal effect fire and has a marble back and hearth. There is the additional option for an open fire place. There is coving to the ceiling, a double – glazed window overlooking the front garden and a central heating radiator.

## Kitchen 3.45m x 2.57m (11'4" x 8'5")
The kitchen is fitted with a good range of oak effect shaker style wall and base units with complementary work surfaces over. There is an inset stainless steel 1 1/2 bowl sink with side drainer and mixer tap, a cooker point with stainless steel chimney style extractor over, space for tall fridge freezer and tiled splash backs. A PVCu double glazed door leads to;

## Conservatory 5.61m x 2.57m (18'5" x 8'5")
A very useful addition the conservatory has a tiled floor and has feature spotlights to ceiling, two wall mounted electric heater, two base units to match the kitchen which provide space and plumbing for a washer and dishwasher and French doors which open out to the rear garden. There is ample room to zone the space to dining or sitting areas.

## Bedroom 1 3.53m x 2.54m (11'7" x 8'4")
A spacious double bedroom fitted with wardrobes providing hanging rails and storage and having mirrored fronted sliding doors. A PVC double – glazed window overlooks the rear garden and there is a central heating radiator.

## Bedroom 2 3.89m x 2.67m (12'9" x 8'9")
Another double bedroom with double – glazed window overlooking the front garden and central heating radiator. The current occupiers use this room as an office space.

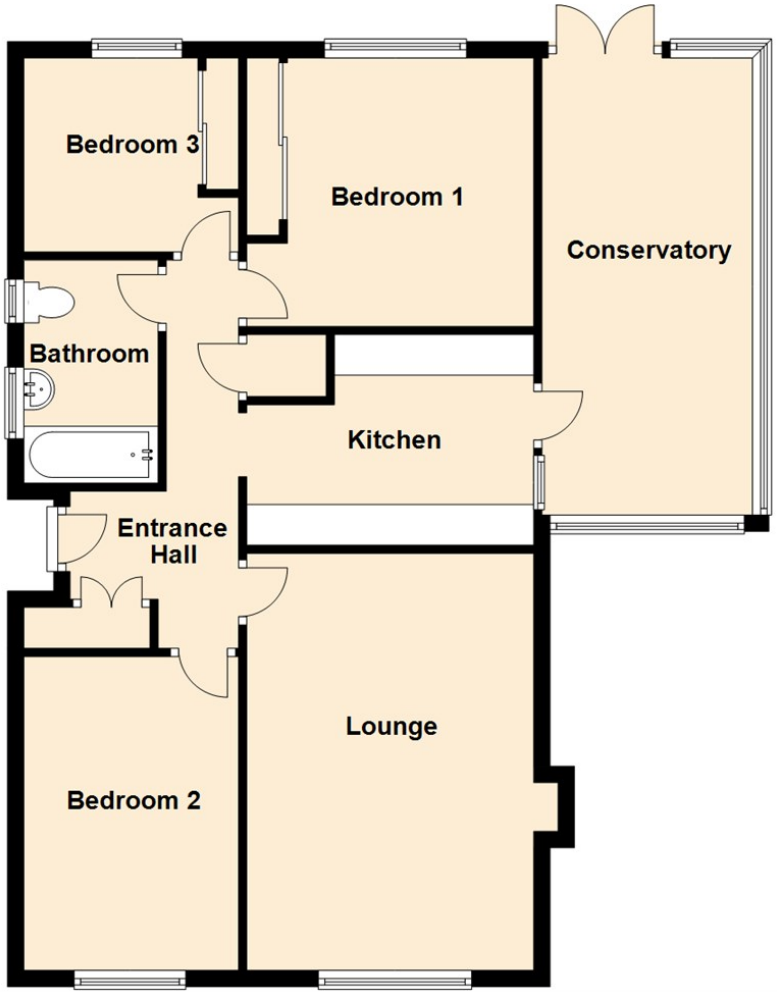
## Bedroom 3 2.39m x 2.67m (7'10" x 8'9")
A single bedroom fitted with wardrobes to one wall with sliding doors, there is a double-glazed window overlooking the rear garden and a central heating radiator.

## Bathroom 2.74m x 1.70m (9'0 x 5'7")
The bathroom is fitted with a modern white three-piece suite which comprises; panelled bath with mains fed shower and glass shower screen, pedestal hand wash basin and a close coupled WC. The bathroom is fully tiled in modern ceramics with a border feature and has two double – glazed windows to the side elevation and a large ladder style central heating radiator.

## Exterior
To the front of the property is a lawned garden with mature shrubs and border hedging. There is a paved and gravel driveway providing ample off-road parking for multiple vehicles which extends to the side of the property and leads to a detached brick built garage. The rear garden is a true delight being fully enclosed there are multiple seating areas, manicured lawn with deep flower beds plus a gorgeous little summer house providing the perfect sun trap. In addition there is a greenhouse and exterior water supply.

## Directions
From the Crossgates office, proceed along Austhorpe Road, passing the park on the left hand side. To the painted roundabout and straight ahead onto Manston Lane. Turn left onto Sandleas Way. At the junction, turn right onto Smeaton Approach and then take the third turn right into Rockingham Road where no 2 can be found immediatly on the right hand side indicated by the Emsleys For Sale board.

## Floor Plan



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