



Mayfair Mount | Crossgates | LS15 8GD

£360,000

Detached house | Four double bedrooms | EPC rating B

Emsleys | estate agents

*** VIDEO VIEWING AVAILABLE * FAB-U-LOUS! - A RARE OPPORTUNITY TO PURCHASE A FOUR DOUBLE BEDROOM DETACHED, SET IN THIS EXCLUSIVE LOCATION ***

This executive four bedroom detached home sits in a sought after development built by Avant Homes in 2015 and has the benefit of its remaining NHBC warranty. The property boasts FOUR DOUBLE bedrooms with the master having en-suite facilities. Placed adjacent to the communal green the property offers a lovely environment for a growing family and has an enclosed garden, off-street parking and an integral garage.

The property briefly comprises; entrance hall, living room, family sitting /dining room, open-plan kitchen, utility room, guest WC and garage to the ground floor. The first floor has four double bedrooms (the master with en-suite shower) and a large family bathroom. Outside there is a small buffer garden to the front with a parking apron and a single garage with an up-and-over door, power and light. The rear garden has the benefit of not being overlooked and offers a paved patio, lawn and border fencing.

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 just a short walk away on Manston Lane along with a railway station at Crossgates for a quick and smooth commute to LEEDS city centre. There is a new and exciting shopping and leisure complex at 'The Springs' close by PLUS Crossgates shopping district which offers a wide range of shops, banks, cafes, bars and restaurants.

Video viewing now available - click 'Tour'.

*** Call now 24 hours a day, 7 days a week for more details ***

Ground floor

Entrance Hall

Having a composite entry door with two side windows and leading into a light and spacious entrance hall with a staircase rising to the first floor and a central heating radiator.

Living Room 3.99m x 2.97m (13'1 x 9'9)

An elegant living space with a box bay double-glazed window overlooking the front elevation, central heating radiator and TV point.

Open-plan living & dining 5.16m x 3.99m (16'11 x 13'1)

Max not square

This fabulous living space has everything a growing family need in a modern home. There is a range of high gloss wall and base units in black and grey with contrasting work surfaces over with matching upstands and splashback. Integrated appliances include; a built-in eye-level double electric oven and microwave, a tall fridge/freezer, dishwasher and a five ring gas hob with extractor hood over. There is also a stainless steel one and a half bowl sink with mixer tap and concealed counter lighting. In addition there is a 6ft breakfast bar - ideal for family dining! The kitchen area opens to a larger living/dining space with ample room for a more formal family dining table and chairs and lounge furniture. The whole space opens to the patio and garden beyond via the triple bi-fold doors - a brilliant social space!

Utility 1.72m x 1.48m (5'8" x 4'10")

Fitted with base units incorporating a stainless steel sink and mixer tap, there is space and plumbing for a washing machine.

WC 1.73m x 1.50m (5'8 x 4'11)

This spacious guest facility is fully tiled in beautiful ceramics with a wall hung wash hand basin and a WC with a concealed cistern. An extractor fan, spotlights to the ceiling and a double-glazed window to the side elevation.

Garage 6.71m x 3.07m (22'0 x 10'1)

With access from the utility room the garage has an up-and-over door, power and light.

First floor

Landing

Light floods in here from the double height window, the landing is spacious and has a large storage cupboard with double doors - xcellent for linens and towels. Doors lead to all the bedrooms and the family bathroom.

Master Bedroom 3.94m x 3.61m (12'11 x 11'10)

Having a double-glazed window placed to the front elevation this is a light and airy double bedroom fitted with a sliding door triple wardrobe providing hanging rails and shelving. A door opens to;

En-suite Shower Room 2.46m x 1.37m (8'1 x 4'6)

A large en-suite shower room fully tiled in modern

ceramics with a wall hung hand wash basin and WC with a concealed cistern, a walk-in double shower cubicle with monsoon effect shower and glass screen. Ladder style central heating radiator and extractor fan.

Bedroom 2 4.42m x 2.77m (14'6 x 9'1)

Another large double bedroom with central heating radiator and double-window overlooking the rear garden.

Bedroom 3 3.45m x 2.77m (11'4 x 9'1)

A lovely double bedroom decorated in neutral tones with central heating radiator and double-glazed window overlooking the front garden.

Bedroom 4 3.81m x 2.84m (12'6 x 9'4)

A fourth double bedroom with central heating radiator and double-glazed window overlooking the rear garden.

Bathroom 2.16m x 1.68m (7'1 x 5'6)

This spacious family bathroom is beautifully tiled and fitted with a three piece suite which comprises; a double ended bath with 'monsoon' effect shower over plus integrated taps, separate shower attachment and a walnut effect panel. There is a wall hung walnut effect vanity unit with hand wash basin and storage beneath and a wall hung WC with a concealed cistern. An extractor fan, spotlights to the ceiling and a window to the side elevation.

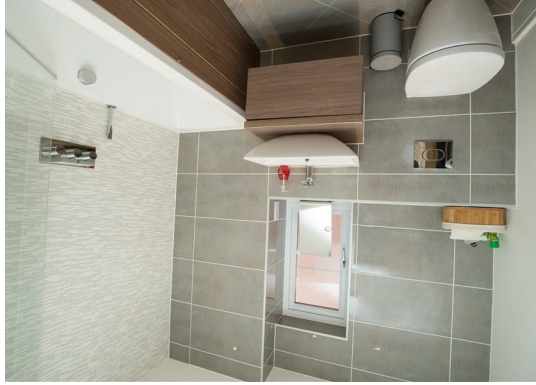
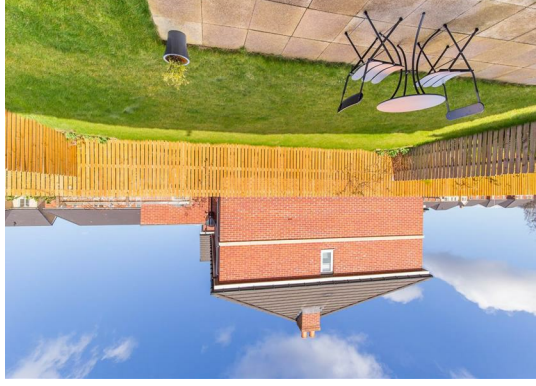
Exterior

To the front of the property is a small lawn buffer garden with a parking apron which in turn leads to the integral garage. The rear garden is fully enclosed on all sides with access gates and fencing and offers a paved patio seating area and lawn.

Directions

From our Crossgates office on Austhorpe Road head east, passing Manston Park. Head straight on at the mini-roundabout and take the second left onto Euston Road, at the 'T' junction turn right right onto Mayfair Mount where no. 33 can be found immediately on the left.





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.