

William Rise | Halton | LS15 7JN £240,000

Three Bedroom Semi-Detached House | EPC Rating D | Council Tax Band C

Emsleys | estate agents

*** EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE * SOLD WITH NO CHAIN ***

This three-bedroom semi-detached house in Leeds 15 is ready for immediate occupation. with bright modern spaces throughout only a viewing will convey the standard of accomodation and space on offer.

The ground floor provides a bright reception room with neutral décor, a feature fireplace and large front-facing window, creating a comfortable main living space. To the rear is an extended modern kitchen/dining area with fitted units, contrasting worktops, tiled splashbacks and space for freestanding appliances, offering a practical setting for everyday cooking and family meals. Flooring and finishes throughout are contemporary and easy to maintain.

Upstairs are three bedrooms, all neutrally decorated to make furnishing straightforward with the main bedroom having fitted wardrobes to one wall. The family bathroom is fitted with a white suite including bath with shower over, wash basin and WC, with tiled walls for ease of cleaning.

Outside, the property benefits from a gated driveway to the side and a paved rear garden with fenced boundaries and an outbuilding, providing low-maintenance outdoor space suitable for seating, play or storage

The House is within walking distance of Temple Newsam country park estate which offers a Tudor-Jacobean house, open parkland and a farm. For the shopper there is a brand new development just off junction 46 of the M1 North - 'The Springs' in Thorpe Park including a cinema, M&S foodhall, Next etc. Additional shops, cafes and bars are available at Halton and Crossgates shopping centre which has its own railway station. The property is close to local primary and secondary schools and offers fantastic transport links via the A63 which is just a short walk away.

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





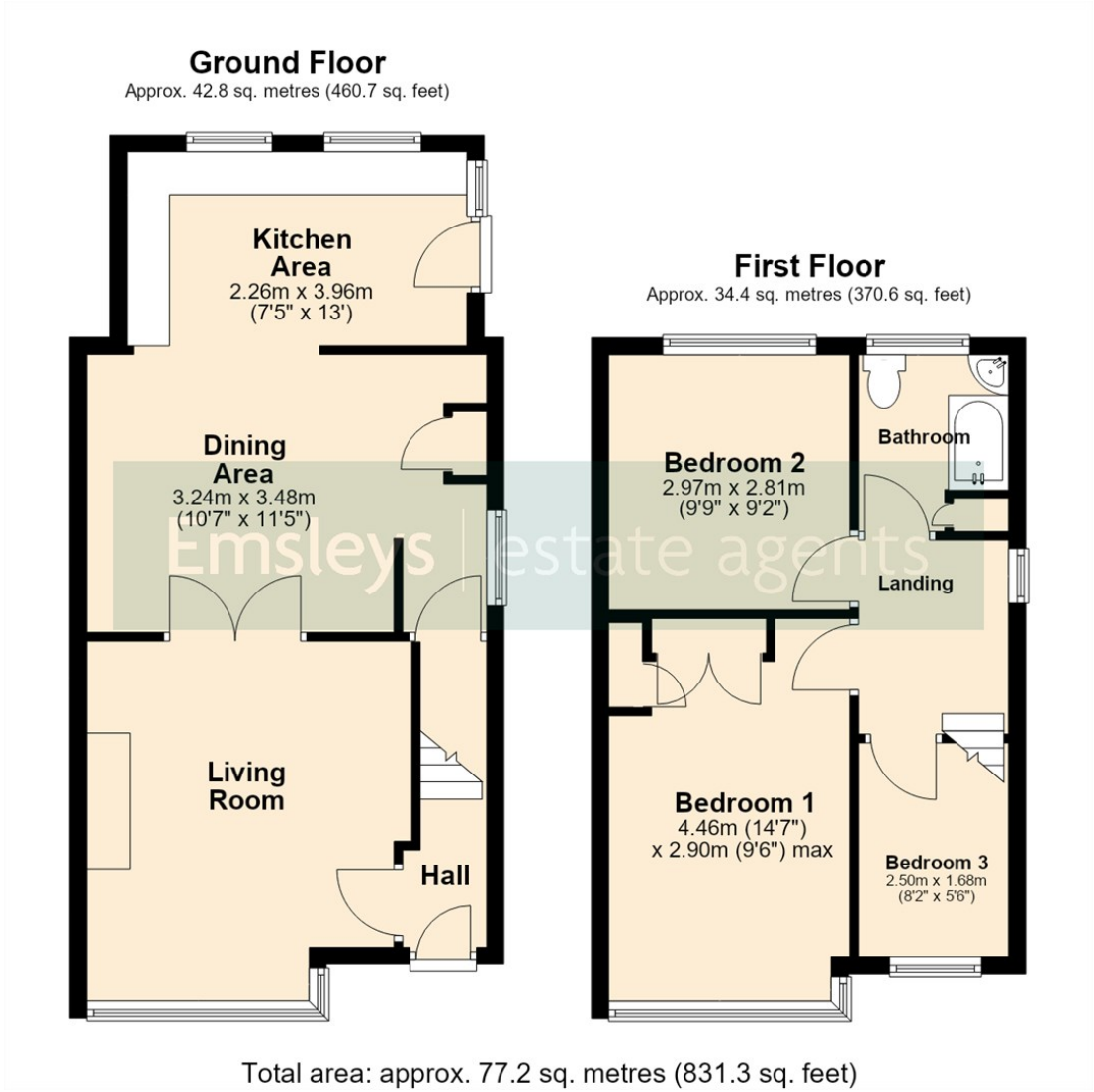












Total area: approx. 77.2 sq. metres (831.3 sq. feet)







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