Manston Terrace | Crossgates | LS15 8JW £325,000

Five Bedroom Mid Terrace House | Council Tax Band C| EPC rating D

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A RARE AND EXCITING OPPORTUNITY - A TRULY BEAUTIFUL VICTORIAN TERRACE WITH MODERN TWISTS!

Emsleys are excited to offer for sale this elegant and impressive FIVE bedroom Victorian terrace. This deceptively spacious family residence is within easy distance to the local amenities of Crossgates and close to the local park - ideal for families or dog owners! The property is full of character and is presented to a high standard throughout to offer modern day kitchen and bathrooms.

In brief the accommodation comprises to the ground floor; kitchen/diner, lounge. To the first floor a large family bathroom and three bedrooms. To the second floor a large master bedroom with jack n jill en-suite shower room with bedroom five. Outside there is a wonderful lawned garden with two patio seating areas to the front and to the rear off road parking and outbuildings with planning permission for conversion.

The location is unsurpassed for convenience to local shops, banks and facilities within Crossgates shopping centre and further afield at The Springs and Colton retail parks. The area has excellent public transport links with local bus routes and Crossgates railway station within walking distance giving easy access to Leeds city centre. Also ideal for commuters with easy access to the M1 North motorway network and main arterial roads such as the A64, A6120 Ring Road and A63.

*** CALL NOW TO ARRANGE YOUR VISIT **

Kitchen Diner 5.08m x 3.99m min plus alcove (16'8" x 13'1" min plus alcove)

Fitted with a matching range of high gloss fronted base and eye level units with worktop space over with drawers, contemporary island unit with cupboards below, a one and half bowl stainless steel sink unit with single drainer and mixer tap, glass splashbacks, two built-under electric ovens, five ring gas hob with extractor hood over. Integrated appliances include an American style fridge/freezer, microwave, dishwasher and washing machine. A double-glazed window to front, radiator and recessed spotlights. Under stairs storage cupboard.

Inner Hall

Stairs to first floor landing, door to:

Lounge 3.89m x 5.11m max (12'9" x 16'9" max)

Double-glazed window to rear, feature fireplace with tiled inset and hearth, radiator, two wall light points, coving to ceiling with ceiling rose, double-glazed French double doors to the rear garden.

Landing

Radiator, built-in storage cupboard, stairs to second floor landing, door to:

Family Bathroom

Fitted with four piece modern white suite which comprises; double ended panelled bath, vanity wash hand basin with base cupboard, large shower enclosure with a mains fed rainfall shower head and additional shower attachment and and low-level WC. Under floor heating, ladder style radiator, extractor fan, tiled floor and walls, spotlights, double-glazed window to front.

Bedroom 2 3.89m x 3.02m (12'9" x 9'11")

A double bedroom with two double-glazed windows to the front and radiator.

Bedroom 4 3.86m max x 1.96m max (12'8" max x 6'5" max)

A large single or small double bedroom laid with wood grain effect laminate flooring with a double-glazed window to front, radiator and TV aerial point. Currently used as a great work from home/office space.

Bedroom 3 3.20m x 2.69m (10'6" x 8'10")

A double bedroom with feature wall panelling laid with wood grain laminate flooring. A double-glazed window to the rear and radiator.

Second Floor

Landing

Doors to:

Bedroom 1 4.04m max x 4.06m min (5.08m max) (13'3" max x 13'4" min (16'8" max))

A large double bedroom with a double-glazed dormer window to the rear, radiator and recessed spotlights. Built in under eaves storage space.

Jack 'n' Jill En-Suite

Access from both bedroom one and bedroom five and fitted with three piece modern white suite which comprises;- walk in shower enclosure with electric shower over, pedestal wash hand basin and low-level WC. Extractor fan, chrome ladder radiator and tiled floor with underfloor heating.

Bedroom 5 / Dressing Room 2.41m x 5.08m (7'11" x 16'8")

Used by the present owners as a dressing room with built in cupboards and shelving providing hanging rails and storage. At 16ft long the room would easily be a fifth bedroom if needed with the benefit of access to the jack n jill en-suite. Two Velux windows to front, radiator, recessed spotlights and built-in cupboard within the eaves.

Outside

There is a block-paved off-road parking area to the rear with various outbuildings which can be used for storage. To the front an enclosed garden offers a large lawn and a choice of two large patio areas laid with Indian stone with timber decking adjacent to the house you can follow the sunshine the day long!. An external power supply is useful exterior lighting or gardening equipment.

Office

This out-building has been boarded and plastered, with a wall mounted electric heater, double-glazed window and lockable door.

Directions

From the Crossgates office, proceed along Austhorpe Road and turn left onto Church Lane. Proceed along, passing the church on the right hand side, and turn right onto Sandbed Lane. Proceed along to the bottom of the road, and turn right onto Manston Terrace. Where number 3 can be found on the right hand side indicated by the 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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