



Mercia Way | Pendas Fields | LS15 8UA

Offers Over £340,000

Four bedroom detached house | Council Tax Band D | EPC rating C

Emsleys | estate agents

JANUARY SALE!!! PRICE WAS £350,000 PRICE NOW £ 340,000 SAVING £10,000! FOR A LIMITED PERIOD ONLY! CALL NOW TO BOOK YOUR VIEWING!

*** BEAUTIFULLY PRESENTED * SPACIOUS FAMILY HOME * CUL-DE-SAC POSITION***

With four good sized bedrooms this detached property lies in a 'no through road' situation in this ever popular residential estate. The house has been very well maintained and is presented to the highest standard with modern colour schemes and also has the benefit of double-glazing, gas central heating, off-street parking and a detached single garage.

The accommodation briefly comprises: Entrance hallway, guest WC, large living room, dining room with patio doors and a modern kitchen with integrated appliances. To the first floor, there is a family bathroom and four good-sized bedrooms, three with built-in wardrobes. There is an enclosed lawned garden to the rear with a paved patio area and a block-paved driveway to the front and side which leads to a single detached garage.

Superb family home, do not miss out.

Call now 24 hours a day and 7 days a week to arrange your viewing

Ground Floor

Entrance Hall

PVCu access door to the side opens into the entrance hall with doors through to the kitchen, lounge, dining room and cloakroom WC.

Guest WC

With a two piece suite comprising: a close-coupled WC and pedestal hand wash basin plus a double-glazed window to the side elevation.

Living Room 3.53m x 5.97m max (11'7" x 19'7" max)

A light, airy and spacious lounge with a feature marble fireplace incorporating a gas coal effect fire. There are two double-glazed windows overlooking the front elevation and two central heating radiators.

Dining Room 4.09m x 2.57m (13'5" x 8'5")

With double-glazed sliding patio doors opening onto the patio and rear garden beyond, central heating radiator, staircase rising to the first floor and a built-in under stair storage cupboard.

Kitchen 3.18m x 3.25m (10'5" x 10'8")

Fitted with a fantastic range of shaker style oak wall and base units with contrasting roll top work surfaces over, stainless steel sink with single drainer and mixer tap and tiled splashback. Integrated appliances include; double electric oven, gas hob with extractor over, washing machine, dishwasher, fridge and freezer. Double-glazed window overlooking the rear garden and spotlights to the ceiling.

First Floor

Landing

With a very large, useful store room/airing cupboard housing the hot water cylinder.

Bedroom 1 3.63m x 2.67m to wardrobes (11'11" x 8'9" to wardrobes)

A double bedroom featuring a full range of built-in wardrobes to one wall providing hanging rails and storage, a central heating radiator and a double-glazed window to front.

Bedroom 2 3.18m x 2.62m to wardrobes (10'5" x 8'7" to wardrobes)

Another good double bedroom featuring built-in wardrobes to one wall providing hanging rails and storage, central heating radiator and a double-glazed window to the rear.

Bedroom 3 3.18m x 2.64m (10'5" x 8'8")

A contemporary finish in neutral colours with white modern fitted high-gloss wardrobes, radiator, loft access and a double-glazed window to the rear.

Bedroom 4 2.72m x 2.62m (8'11" x 8'7")

A good size single room currently used as an office with wood grain effect laminate flooring, central heating radiator and a double-glazed window to the front elevation.

Bathroom

Beautifully tiled and fitted with a three piece suite comprising; hand wash basin inset to vanity unit with concealed cistern WC, matching wall units with vanity mirror, 'P'-shaped bath with electric shower over and glass shower screen. Ladder style central heating radiator and a double-glazed window to the side.

Exterior

Small lawn garden to the front alongside a neat block-paved driveway providing off-street parking. The drive leads to the side of the property and to a single detached garage with an up-and-over door. The rear is a fully enclosed garden with a paved patio seating area, lawn and mature shrubs.

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 Sandeas Way. At the junction, turn left onto Smeaton Approach and then left staying on Smeaton Approach. Take the next right turn onto Mercia Way where the property can be found on the left hand side indicated by the Emsleys 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.

