



Hansby Avenue | Seacroft | LS14 6LE

£190,000

Two bedroom semi-detached house | Council Tax Band A | EPC Rating D

Emsleys | estate agents

*** TWO BEDROOM SEMI-DETACHED WITH CONSERVATORY
* RECENTLY REPLACED KITCHEN & BATHROOM ***

This lovely example of a two bedroom semi-detached is not to be missed! Appealing to a wide variety of buyers the property is very well maintained with a replacement kitchen with many integrated appliances (installed 2021) and a super modern shower room replaced in late 2022. The conservatory is a lovely addition and connects the house and garden beautifully.

The accommodation briefly comprises; entrance hall, through lounge, kitchen and conservatory to the ground floor. Two bedrooms and shower room to the first floor. Outside there is parking and driveway to the front and an enclosed rear garden.

This sought after location is not only within walking distance of Seacroft shopping centre (Tesco Superstore), but also nearby Crossgates which has a vast range of facilities and amenities including a railway station. There is the added advantage of easy access not only to the Ring Road, but the new orbital road main arterial routes to Leeds, York, Harrogate & Wetherby and of course, the motorway network.

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

Ground floor

Entrance Hall

Enter through a PVCu entry door. The hallway offers a low under stair storage cupboard, laminate wood grain effect flooring and a central heating area. A great space for coats and shoes!

Living room 5.82m x 3.18m (19'1 x 10'5)

A double aspect through lounge which is easily zoned into living and dining areas. There is a feature fireplace with surround and marble hearth incorporating a coal effect living flame gas fire.

Conservatory 2.90m x 2.59m (9'6 x 8'6)

A lovely addition of a brick and PVCu construction! Laid with wood grain effect laminate flooring and having a

central heating radiator and French doors giving access to the rear garden.

Kitchen 3.38m x 2.31m (11'1 x 7'7)

Re-modelled in 2021, the kitchen is fitted with a fantastic range of wall and base units in a light grey finish. Integrated appliances include a dishwasher, washing machine and a tall fridge/freezer along with a built-under electric oven and a stainless steel gas hob with a chimney style extractor hood. There is an inset composite sink, 'metro style' splashback tiling and a double-glazed window overlooking the rear garden. In addition there is a traditional pantry store and a PVCu entry door giving access to the side elevation.

First Floor

Landing

Two double-glazed windows to the side and a very useful storage cupboard. Loft hatch giving access to the roof space.

Bedroom One 4.70m x 2.90m (15'5 x 9'6)

A good sized double bedroom with a bulk head storage area, radiator and two double-glazed windows overlooking the front garden.

Bedroom Two 4.06m x 3.20m (13'4 x 10'6)

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

Shower room

Having being re-fitted in 2022 the shower room now offers a contemporary suite with full height laminate panelling to the walls, a large walk-in shower enclosure with a glass screen, a square hand wash basin with vanity storage cupboard and a close-coupled WC.

A double-glazed window is placed on the rear elevation and there is a ladder style central heating radiator.

Exterior

To the front is a gravelled garden with a driveway and is enclosed with double wrought-iron gates offering off-road parking. The rear garden is fully enclosed and a true delight! Being south-west facing, the garden can enjoy the sun all afternoon and into the evening. The sellers have

created a sun deck with exterior lighting which is ideal for al-fresco dining! Steps lead down to a lawned area which has flower bed borders and a storage shed.

Directions

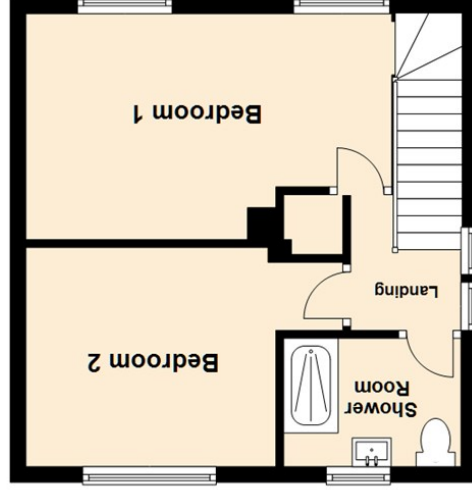
Heading west from our Crossgates office on Austhorpe Road turn right at the end onto Ring Road taking the 3rd exit at the roundabout stay on Ring Road and continue onto the next roundabout. Taking the 2nd exit stay on Ring Road again and take the first left turning onto Stocks Approach, take the next immediate right onto Hansby Avenue where number the property can be found on the left hand side indicated by the Emsleys For Sale board.



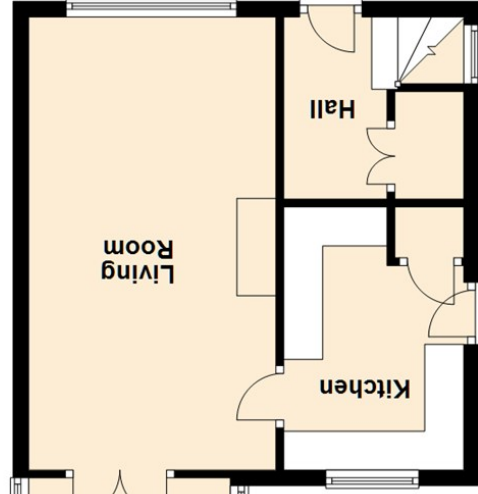


These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to 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.

Total area: approx. 72.8 sq. metres (783.6 sq. feet)



First Floor
 Approx. 32.6 sq. metres (350.4 sq. feet)



Ground Floor
 Approx. 40.2 sq. metres (433.2 sq. feet)