



Silkstone Way | Crossgates | LS15 8TN

£285,000

Link Detached House | Council Tax Band D | EPC Rating D

Emsleys | estate agents

*** REDUCED TO £285,000 , SOLD WITH NO CHAIN * IMMACULATE THROUGHOUT * CLOSE TO AMENITIES ***

Welcome to this charming link-detached house located in Crossgates, Leeds. This delightful property boasts three well-proportioned bedrooms (all with built in wardrobes) making it an ideal home for families or those seeking extra space. The house features two inviting reception rooms, plus a conservatory - perfect for entertaining guests or enjoying quiet evenings with loved ones.

One of the standout features of this home is the bespoke dining kitchen created and fitted by Danby Interiors in 2023. Sure to impress any culinary enthusiasts the kitchen is designed with both style and functionality in mind. Providing integrated appliances and completed with Corian work surfaces, matching splashbacks and laid with Amtico LVT flooring throughout. A wonderful space for family meals and gatherings. Additionally, a utility room adds convenience, and houses the central heating boiler.

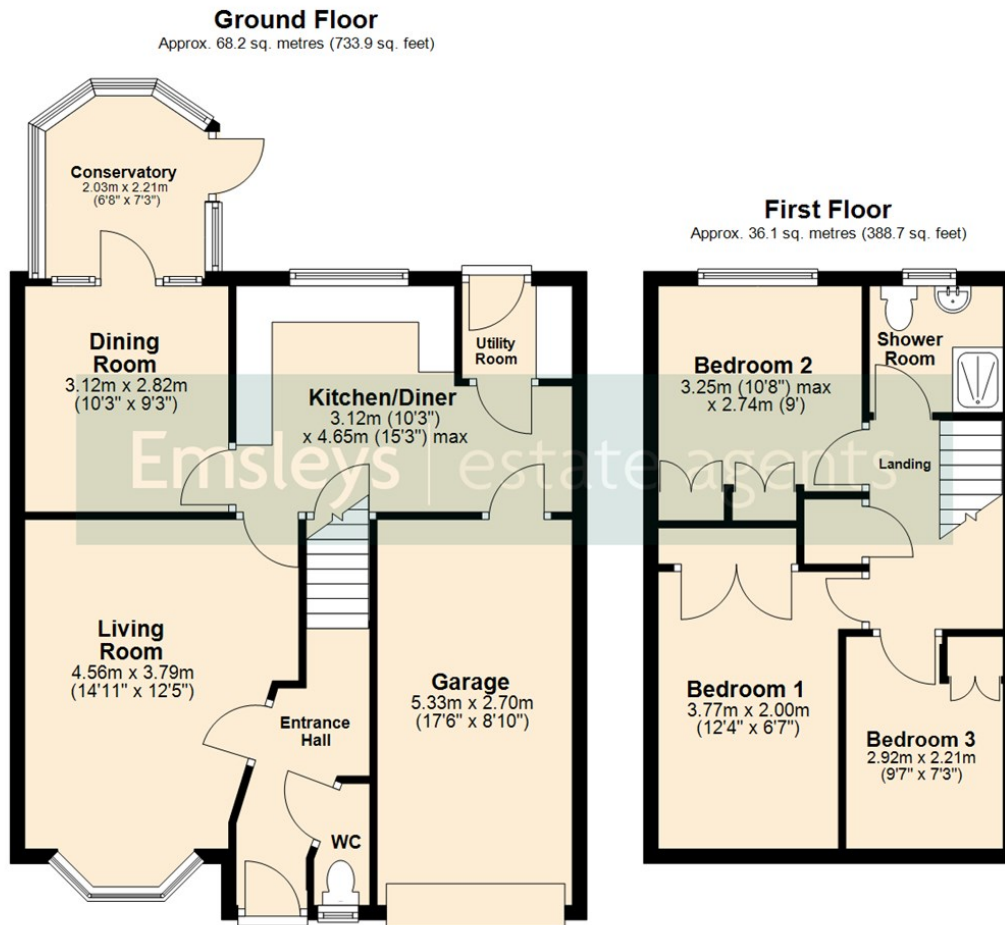
The property includes a modern fully tiled shower room, ensuring comfort for all residents. Outside, you will find an enclosed rear garden, offering a private oasis for relaxation or outdoor activities. This space is perfect for children to play or for hosting summer barbecues.

Parking is provided to the front and the attached garage has an electric up and over door, power and light and provides further parking.

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 and a railway station close by for a quick and smooth commute to LEEDS city centre. Within walking distance Crossgates shopping centre spoils you for choice with a range of shops, banks, cafes and bars. A short drive away is the leisure and retail park 'The Springs' at Thorpe Park which is complet







Total area: approx. 104.3 sq. metres (1122.6 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