



Mercia Way | Pendas Fields | LS15 8UA

£350,000

Four Bedroom Detached | Conservatory | EPC Rating D

**Emsleys** | estate agents

\*\*\* FOUR BEDROOMS \* CORNER PLOT WITH POTENTIAL \* CONSERVATORY \* MUST BE VIEWED! \*\*\*

Excellent family home! This property offers everything that most families require. With full PVCu double-glazing and a replaced boiler 2018, this really is a fantastic buy and viewing is a must!

The accommodation briefly comprises: Entrance hallway, to the ground floor guest WC, large living room, dining room, kitchen and conservatory. To the first floor, there is a family bathroom and four good-sized bedrooms and a storage room. Outside to the front is a driveway with detached single garage. There is an enclosed lawn garden to the rear with a paved patio seating area.

The location is close 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 just a short walk away on Smeaton Approach and a railway station at Crossgates for a quick and smooth commute to LEEDS city centre. Crossgates shopping district is a short distance away and offers a wide range of shops, banks, cafes, bars and restaurants PLUS the new and exciting shopping and leisure complex at 'The Springs' complete with an Odeon cinema and restaurants just a five minute car ride away.

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

Enter through a PVCu double-glazed door. The hallway is laid with wood grain effect laminate flooring and there is a central heating radiator.

### Guest WC

Fitted with a two piece suite which comprises:- hand wash basin and low-level WC. Central heating radiator and PVCu double-glazed window to the side elevation.

### Living room 3.53m max (2.54m min) x 5.99m (11'7" max (8'4" min) x 19'8")

A light and spacious living area with a feature fireplace incorporating a living flame gas fire, marble hearth and back. Two central heating radiators, coving to ceiling and two double-glazed windows (one with a deep window sill) overlooking the front garden.

### Kitchen 3.15m x 3.30m (10'4" x 10'10")

Fitted with a matching range of modern beech base and eye level units with contrasting work surfaces over with under lighting and drawers, stainless steel circular inset sink with drainer and mixer tap, plumbing for automatic washing machine and dishwasher. Stainless steel extractor hood and space for a range style cooker and fridge freezer. A double glazed window overlooks the rear garden and there is a ceramic tiled floor and recessed spotlights.

### Dining room 4.95m x 2.54m min (16'3" x 8'4" min )

An open plan room with staircase rising to the first floor. There is ample room for a family sized dining table and chairs, a central heating radiator and double-glazed French windows open to the;-

### Conservatory 3.71m x 2.77m min (12'2" x 9'1" min)

Half brick and PVCu double-glazed construction with double-glazed windows and a poly-carbonate roof, wood grain effect laminate flooring, t.v point and double-glazed French windows giving access to the rear garden.

## First floor

### Landing

The landing serves all bedrooms and the house bathroom. In addition there is a very useful large storage room with fitted shelving housing the central heating boiler (replaced 2018).

### Bedroom One 3.58m x 2.64m to robes (11'9" x 8'8" to robes)

A double bedroom with fitted sliding door wardrobes to one wall providing hanging rails and shelving. Radiator, access to loft space and double-glazed window overlooking the front garden.

### Bedroom Two 3.18m x 3.30m (10'5" x 10'10")

A second double bedroom with double-glazed window to rear, radiator and wood grain effect laminate flooring.

### Bedroom Three 3.20m x 2.64m (10'6" x 8'8")

A third double bedroom with radiator and double-glazed window to the rear. The room is laid with wood grain effect laminate flooring.

### Bedroom Four 2.74m x 2.64m (9'0" x 8'8")

A good sized carpeted single bedroom (currently used as office space) with central heating radiator and double-glazed window overlooking the front.

## Family bathroom

The bathroom is fitted with a four piece 'Victorian' styled suite which comprises, a panelled bath with Victorian style mixer tap with shower attachment, a pedestal hand wash basin, a low-level WC and separate walk in shower cubicle with Triton electric shower. Full height tiling to all walls, a double-glazed window to the side, a ladder style radiator, and coving to the ceiling.

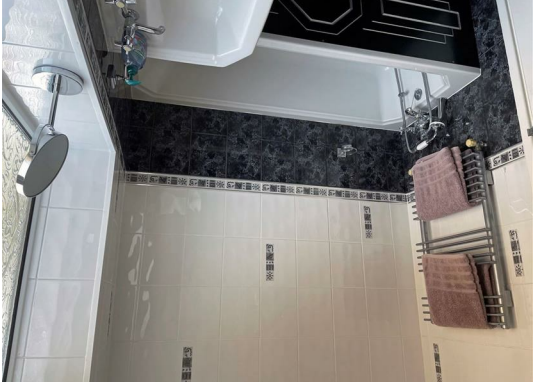
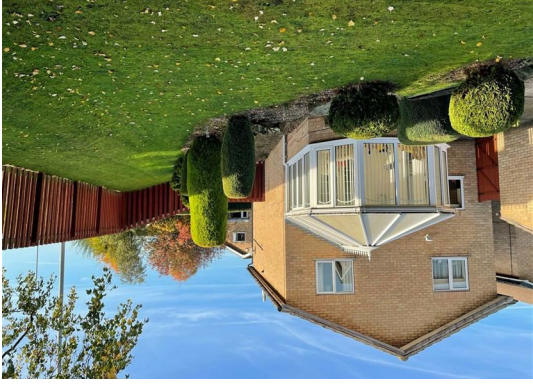
## Exterior

The property is situated on a corner plot that could offer potential for extension (subject to planning consent). There is an open plan lawned garden to the front with a driveway to the side providing off road parking for three or four vehicles. This is turn leads to a brick built single garage which benefits from power and light, with up and over door. To the rear the garden is fully enclosed and of good size. Mainly laid to lawn with rockery and beds for flowers and shrubs. There is a paved patio area with ample space for outside furniture and a shed for storage.

## 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 Sandreas Way. At the junction, turn left onto Smeaton Approach and then turn right staying on Smeaton Approach. Take the next left turn onto Mercia Way where the property can be found immediately 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.

