



Pendas Way | Crossgates | LS15 8LD

£335,000

Extended Detached House | No Chain | Epc rating tbc

**Emsleys** | estate agents

\*\*\*EXTENDED THREE BEDROOM DETACHED HOUSE SET ON LARGE PLOT WITH AMPLE OFF ROAD PARKING AND SUN ROOM \*\*\*

Emsleys are delighted to offer for sale this three bedroom detached family home. The property has been well maintained and features spacious well proportioned accommodation having been extended to the ground floor to provide a guest w.c and occasional guest room which is currently used as a utility. With views across the local green to the front and a large rear sunny garden this is one not to be missed!

In brief the property comprises to the ground floor; entrance hall, light and spacious living room, extended family dining room, fitted kitchen, utility room, guest w.c and sunroom with doors opening onto the rear garden. To the first floor there are three bedrooms and a family bathroom. Outside there is a large 'drive in, drive out' parking area to the front and to the rear a brick-built double tandem garage and large enclosed garden.

Situated in a sought after location in Crossgates with Manston Park, local primary and secondary schools just a short walk away. The property is conveniently placed for transport links via the M1 motorway networks giving quick and easy access to Wetherby, York or Wakefield. There are good public transport links along Pendas Way with a railway station at Crossgates for a quick and smooth commute to LEEDS city centre. There is a new and exciting shopping and leisure complex at 'The Springs' close by PLUS Crossgates shopping district which offers a wide range of shops, banks, cafes, bars and restaurants.

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

### Ground floor

#### Porch

Enter through a PVCu double – glazed entrance door with matching window. Ideal for pets or pushchairs!

#### Entrance Hall

Laid with wood grain effect laminate flooring there is a central heating radiator, a small understair storage cupboard plus a cloaks cupboard ideal for coats and shoes or household items.

#### Kitchen 2.67m x 2.34m (8'9" x 7'8")

The kitchen is fully fitted with a good range of wall and base units with complimentary worksurfaces over. There is an inset stainless steel 1 1/2 bowl sink with side drainer and mixer tap which sits in front of a double – glazed window overlooking the rear garden. There is a semi integrated dishwasher and cooker point with extractor hood over. A PVCu double – glazed door gives access to the driveway.

#### Living Room 4.47m x 3.53m (14'8" x 11'7")

A spacious and light living room with feature stone fireplace which incorporates a coal affect living flame gas fire, coving to the ceiling, a double-glazed bay window overlooking the front garden and a central heating radiator.

#### Extended Dining Room 2.67m x 3.10m (8'9" x 10'2")

The extended dining room has ample space for a family sized dining table and chairs, there are two central heating radiators, coving to the ceiling and a double-glazed window placed to the rear elevation. Sliding patio doors open to the;

#### Sun room 4.09m x 2.31m (13'5 x 7'7)

A lovely place to sit and look over the patio and garden beyond, with PVCu double-glazed windows and sliding patio door.

#### Inner lobby

Acces to the utility and guest w.c.

#### Guest WC

Fitted with a white two-piece suite which comprises; low flush WC and corner hand wash basin with vanity storage beneath. Extractor fan.

#### Utility Room 2.77m x 1.68m (9'1" x 5'6")

The utility room has plumbing and drainage for an automatic washing machine and tumble dryer. There is a central heating radiator and a double – glazed window placed to the front. The room was formally used as a ground floor bedroom being adjacent to the guest w.c.

### First floor

#### Landing

Access to all first floor rooms, with loft hatch giving access to the roof space and a double-glazed window to the side elevation.

#### Bedroom 1 3.58m x 3.65m (11'9" x 12'0")

A large double bedroom with double–glazed bay window overlooking the front. There is a range of fitted wardrobes to one wall with matching dressing table and a central heating radiator.

#### Bedroom 2 3.66m x 3.65m (12'0" x 12'0")

A second double bedroom again with fitted wardrobes to one wall with over bed storage in addition to a built in dressing table which incorporates a hand wash basin. Central heating radiator and double–glazed window overlooking the rear garden.

#### Bedroom 3 2.92m x 2.35m (9'7" x 7'9")

A good sized third bedroom with fitted dressing table which incorporates a hand wash basin and a built in wardrobe with sliding door. Double–glazed window placed to the rear and a central heating radiator.

#### Bathroom 1.81m x 1.80m (5'11" x 5'11")

Fitted with light wood grain effect bathroom furniture and champagne coloured suite which comprises; a concealed cistern WC, a hand wash basin with vanity storage unit below and a panelled bath with a shower screen and mixer tap shower attachment. There is a large fixture airing cupboard with matching fronts, a large ladder style central heating radiator, frosted window to the front, fully tiled walls and floor and a laminated ceiling with downlights.

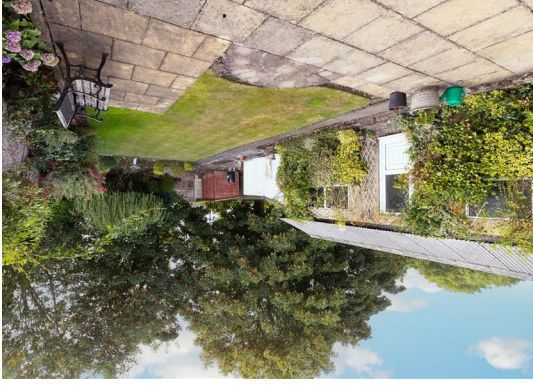
### Exterior

To the front of the property has ample off-road parking with a block paved 'drive in, drive out' parking area. This continues to the side and gives access to the garage. The garage is a double in tandem, brick built and offers power and light and has an electric roller door. The rear garden has a superb backdrop of established trees giving a high degree of privacy and enjoys sunshine all day long. Having the benefit of being ully enclosed, there is a large paved patio seating area, a manicured lawn and a sunken area (formerly a pond) stocked well with shrubs and plants. In addition there are two storage sheds and an exterior water supply.

### Directions

From our Crossgates office on Austhorpe Road head east, passing Manston Park. At the mini-roundabout turn left onto Pendas Way continue along until you see Kelmscott Green where the property can be found on the right hand side and identified 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. 104.8 sq. metres (1128.4 sq. feet)

