



Ash Villas | Crossgates | LS15 8SG

£350,000

Three bedroom detached bungalow | Council Tax Band C | EPC Rating TBC

Emsleys | estate agents

*** THREE BEDROOM DETACHED BUNGALOW ON AN IMPRESSIVE PLOT SOLD WITH NO CHAIN ***

Accessed via a private road you will find this charming bungalow adjacent to Ash Villas.

This delightful detached residence offers a perfect blend of flexible and comfortable accommodation having two bedrooms and a bathroom on the ground floor and a large attic bedroom which offers huge potential for further development or conversion (subject to planning consents).

Having been well maintained by the previous owner the bungalow offers PVCu double-glazing and gas central heating and is immaculately presented. Having a spacious lounge which grants access to the sun filled conservatory and private garden beyond. The kitchen offers built in appliances and lots of storage. The modern shower room is fully tiled and has a walk in enclosure ensuring that all your daily needs are met with ease.

A standout feature of this property is the ample parking space, accommodating multiple vehicles, caravan or motorhome if so desired which is a rare find in this area. The manicured gardens extend to all sides and there is a summer house and shed for storage as well as the attached garage which has a remote controlled electric door, power and light.

The location of Ash Villas is particularly appealing, offering a peaceful residential setting while still being within easy reach of local amenities, schools, and transport links. This makes it an excellent choice for those looking to enjoy the tranquillity of suburban living without sacrificing accessibility.

The main arterial roads A6120/A64 all give quick and easy access to both the M1/A1 motorway network as well as Wetherby, York or Leeds along with a railway station at Crossgates for a quick and smooth commute to LEEDS city centre. Crossgates shopping centre has an excellent choice of shops, banks, cafes and bars and a leisure and retail park at the 'The Springs' in Thorpe Park.

Ground Floor

Entrance Hall

Enter through a PVCu door to the hallway which has a central heating radiator, built in store cupboard and an open tread staircase leading to the second floor and third bedroom.

Kitchen 3.99m x 4.22mmax (13'1" x 13'10"max)

Fitted with a range of wall and base units with worktops surfaces over incorporating a stainless steel sink with side drainer. Integrated appliances include an eye level double electric oven, gas hob, extractor hood and dishwasher. Space and plumbing for a washing machine. Window to the front and composite entry door granting access to the driveway.

Living Room 3.35m x 5.56m (11'0" x 18'3")

A lovely spacious living room flooded with natural light from the patio window that open to the conservatory. Central heating radiator and fireplace which incorporates an electric fire,

Conservatory

Enjoying a lovely southerly aspect with dwarf wall, polycarbonate roof and two central heating radiators. French doors open to the garden.

Bedroom 1 4.54m x 2.97m (14'11" x 9'9")

A double bedroom with a walk in wardrobe fitted with shelving, drawers and hanging rails. Central heating radiator and window looking over the rear garden.

Bedroom 2 2.95m x 2.59m (9'8" x 8'6")

A second smaller double or larger single bedroom with window to the front and central heating radiator.

Shower Room

Fitted with a modern suite which comprises;- walk in shower enclosure, vanity hand wash basin with storage and a low flush w.c. Fully tiled with window to the front and extractor fan.

First Floor

Bedroom 3 4.60m x 6.02mmax (15'1" x 19'9"max)

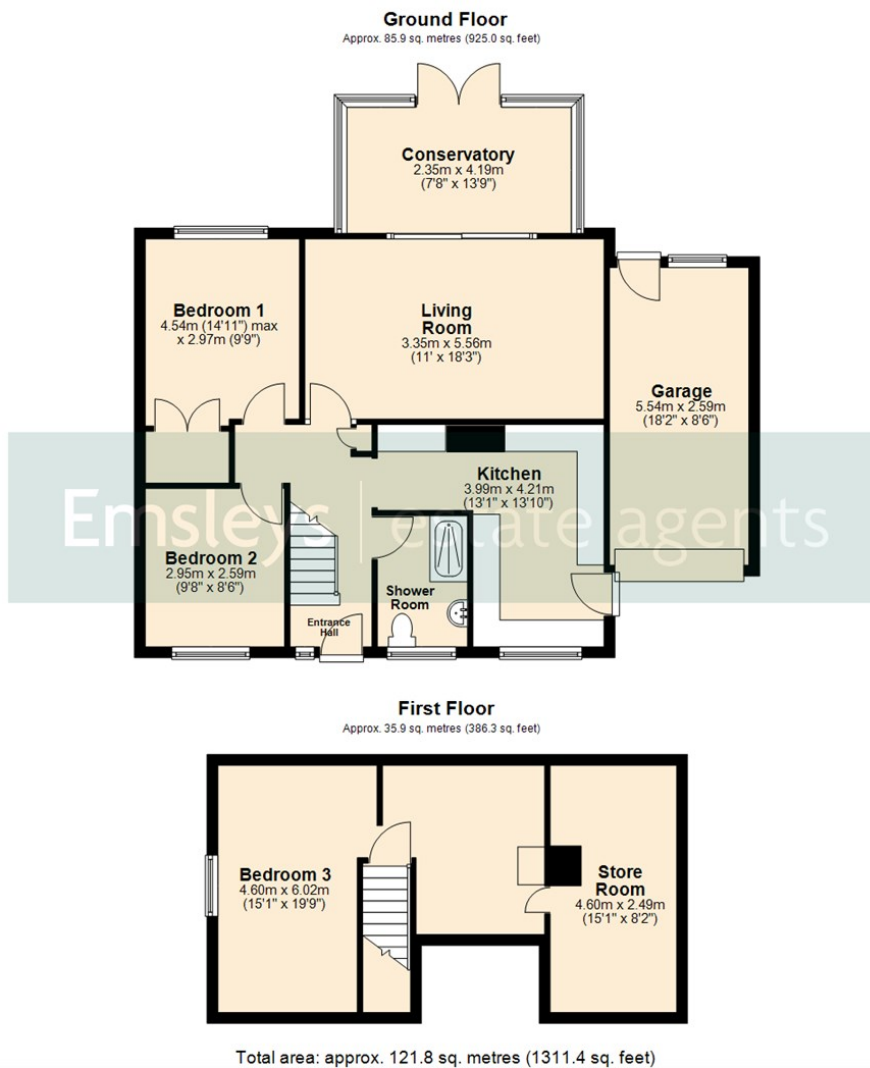
This space has huge potential. Third bedroom? work from home? hobby room or just massess of storage. With

window to the gable end wall, central heating radiator and fitted cupboards. A door opens to a large storage room which houses the central heating boiler and has potential to create an extra bedroom or bathroom (subject to planning consents).

Exterior

Enter the property to the front via a large paved driveway that can accomodate several vehicles, caravan or motorhome. There is a shaped and manicured lawn along with a summer house and shed. The driveway leads to the attached garage which has power, light and a remote controlled electric up and over door along with a window and pedestrain access door to the rear. The rear garden is well maintained again with lawn and deep flower beds stocked well with plants and shrubs - a true delight!





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