



Marshall Terrace | Crossgates | LS15 8EA

£270,000

Three Bedroom Terrace | Council Tax Band B | EPC Rating TBC

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\*\*\* THREE BEDROOM TERRACED HOUSE \* CLOSE TO PARK, RAILWAY AND LOCAL AMENITIES \*\*\*

Situated in the heart of Crossgates, Leeds, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With three large double bedrooms this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, making it a wonderful home for social gatherings.

The property boasts a modern bathroom, ensuring that daily routines are both comfortable and efficient. A notable feature of this home is the garage to the rear of the home providing secure storage and parking. For those with multiple vehicles, the property offers two additional street parking permits.

Recent upgrades enhance the appeal of this residence, with a new boiler installed in 2024, ensuring warmth and efficiency throughout the colder months. Additionally, the roof was replaced in 2021, providing peace of mind regarding the property's structural integrity.

Located in a vibrant community, this home is well-connected to local amenities, schools, and transport links, making it an excellent choice for those looking to settle in a friendly neighbourhood.

The location is unsurpassed for convenience to local shops, banks and facilities within Crossgates shopping centre and further afield at The Springs and Colton retail parks. The area has excellent public transport links with local bus routes and Crossgates railway station within walking distance giving easy access to Leeds city centre. Also ideal for commuters with easy access to the M1 North & M62 motorway network to Manchester and main arterial roads such as the A64 and A63 towards Ilkley, York & Harrogate.

\*\*\* CALL NOW TO ARRANGE YOUR VISIT \*\*\*







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.



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