



Park Avenue | Crossgates | LS15 8EW

£495,000

Four Bedroom Semi-Detached | Council Tax Band E | EPC Rating TBC

Emsleys | estate agents

*** FOUR DOUBLE BEDROOMS * THREE RECEPTION ROOMS * SOUTH FACING GARDEN ***

A rare opportunity has arisen to acquire a property steeped in character that requires modernisation. Situated on the highly desirable Park Avenue, Crossgates is this charming semi-detached house which has retained many of its original features and offers spacious rooms with high ceilings, panelling, coving and picture rails. The home boasts three reception rooms, providing versatile areas for relaxation, entertainment, or even a home office.

The kitchen is complemented by a walk in pantry with original cold slabs, a large utility room complete with a Belfast sink and a guest w.c. With four generously sized bedrooms and bathroom on the first floor this property is ideal for families seeking ample living space.

One of the standout features of this property is the plot it sits within. There is a driveway providing off road parking for multiple cars and a large garage. A secret garden to the side hides a playhouse where children can play and to the south side a more formal garden laid to lawn with ornamental flower beds. This outdoor space is perfect for enjoying sunny days, gardening, or simply unwinding in a tranquil setting.

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.

35 Austhorpe Road | Crossgates | Leeds | LS15 8BA
t: 0113 284 0120 www.emsleysestateagents.co.uk

Emsleys | estate agents