



32 Silkstone Way, Crossgates
£215,000

NO ONWARD CHAIN - TWO BEDROOM SEMI DETACHED
- QUIET CUL DE SAC LOCATION - GAS CENTRAL
HEATING - SOUTH EAST FACING GARDEN - DINING
KITCHEN - SPACIOUS LIVING ROOM - BEDROOM 1 WITH
BIW - BATHROOM WITH BATH & SHOWER ABOVE -
IDEAL FIRST TIME BUY

This fantastic home offers such great value for money, situated in a quiet little cul de sac in the center of Crossgates it's location is enviable being just a few minutes walk to the train station as well as close to motorway links for the M62, M1 and A1. Briefly comprising: Hallway, spacious living room, fitted dining kitchen which opens into the South East facing, enclosed rear garden. To the first floor the master bedroom is a great size with modern built in wardrobes, the second bedroom is also a double. The house bathroom has a bath and shower above. There is a garage with the property and off street parking. EPC RATING TBC - FLOORPLAN TO FOLLOW

AREA GUIDE

To the East of Leeds within the LS15 postcode is Crossgates. Crossgates is becoming increasingly popular, offering prospective buyers a range of amenities on their doorstep. Whilst the close proximity to motorway networks and Leeds City Centre make it an ideal spot for commuters and young professionals. With a good range of schools, recreational areas and new housing developments in the area, Crossgates is fast appealing to families and those looking for a convenient city centre suburb.



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TENURE
FREEHOLD

EPC
The EPC graph (shown above) has been prepared by an external company on our behalf and is a document wherein we have no responsibility

EPC RATING
C

COUNCIL TAX BAND
BAND C

PARKING
The parking at the property is off street parking and a garage

MOBILE SIGNAL/BROADBAND COVERAGE
PLEASE CLICK ON THE FOLLOWING LINK TO ASSESS COVERAGE FOR THIS PROPERTY

<https://checker.ofcom.org.uk/>

PROPERTY CONSTRUCTION
The property is standard construction

SEWERAGE
THE PROPERTY IS MAINS CONNECTED

WATER METER
There is/is not a water meter in the property

FLOORPLANS
This plan is included as a service to our customers and

is intended as a GUIDE TO LAYOUT only. Not to scale, and to be used for illustration purposes only

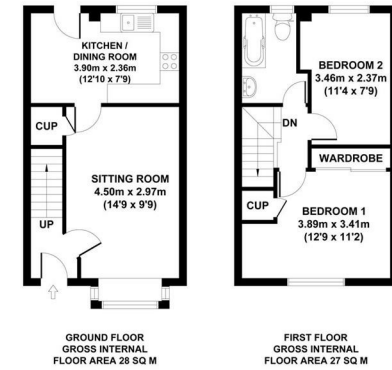
VIEWINGS
Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am-1pm Saturday. Alternately, please feel free to leave us a voicemail out of hours with your information and we will call you back.

NOT VENDOR CHECKED
Please note this brochure has not been vendor checked and is subject to alteration

FIXTURES AND FITTINGS
NONE OF THE SERVICES OR FITTINGS AND EQUIPMENT HAVE BEEN TESTED AND NO WARRANTIES OF ANY KIND CAN BE GIVEN, ACCORDINGLY, PROSPECTIVE PURCHASERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.

THE SELLER DOES NOT INCLUDE IN THE SALE ANY CARPETS, LIGHT FITTINGS, FLOOR COVERINGS, CURTAINS, BLINDS, FURNISHINGS, ELECTRIC/GAS APPLIANCES (WHETHER CONNECTED OR NOT) OR ANY OTHER FIXTURES AND FITTINGS UNLESS EXPRESSLY MENTIONED IN THESE PARTICULARS AS FORMING PART OF THE SALE.

COMPANY INFO
Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460



GROUND FLOOR GROSS INTERNAL FLOOR AREA 28 SQ M
 FIRST FLOOR GROSS INTERNAL FLOOR AREA 27 SQ M
 32 SILKSTONE WAY, CROSSGATES, LEEDS, LS15 8TN
 APPROX. GROSS INTERNAL FLOOR AREA 55 SQ M / 592 SQ FT
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in the specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

