




Stoneacre
Properties

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Cross Gates Lane, LS15 7PH

£400,000

Our branch opening hours are:

Mon	09:00 - 18:00
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Thurs	09:00 - 18:00
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We are also available for out of hours appointments.

Stoneacre Properties, a leading Leeds Estate Agency, offer a one-stop property-shop serving North Leeds, East Leeds and beyond.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

Stoneacre properties are delighted to offer to market this beautifully presented and well maintained three bedroom detached family home. The property is situated in the sought after location of Crossgates. The property is within easy of access to all the local amenities and transport links to both Leeds City Centre and motorway links. The property briefly comprises: Entrance porch, entrance hallway, cloakroom/W.C, lounge, conservatory, dining room and breakfast kitchen. To the first floor the property offers three spacious bedrooms with the master having an ensuite and a large family house bathroom. To the exterior of the property there is a double entrance Resin driveway which leads down each side of the property to a detached double length Tandem style garage and a large fully enclosed rear garden. Internal viewing is highly recommended to fully appreciate all this property has to offer.

- EPC
- DETACHED
- THREE BEDROOMS
- DINING ROOM
- CONSERVATORY
- ENSUITE
- POPULAR LOCATION
- OFF ROAD PARKING
- DETACHED GARAGE

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BUY SELL RENT MANAGEMENT FINANCE LEGAL

Ground Floor

Entrance Porch

Double glazed door and window to the front elevation leading to the entrance hallway.

Entrance Hall

Entrance door, central heating radiator and stairs to the first floor.

Lounge

Two double glazed windows to the side elevation. Three central heating radiators. TV point. Gas fire with marble surround. Patio doors that lead into Conservatory.



Conservatory

Warm air heating system, double glazed windows to all sides and double glazed French doors leading out to the rear garden.

Cloakroom/W.C.

With a low level W.C. Hand wash basin. Tiling and extractor fan.

Dining Room

To the front is a double glazed bay window. To the side is a double glazed window. Electric fire with marble surround. Central heating radiator.



Breakfast Kitchen

Fitted kitchen with a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Range cooker offering dual fuel with with cooker hood over. Plumbing for automatic washing machine and dryer. Space for fridge/freezer. Alarm panel. Central heating radiator. Double glazed window to rear and side. External door to side.



First Floor landing

Double glazed window to side. Access to loft.

Master Bedroom

Double glazed bay window to front. Central heating radiator. Range of fitted wardrobes with dressing unit and sink.

Ensuite

Fitted with a shower cubicle and wc. In addition there is a an extractor fan and a double glazed window to side.

Bedroom Two

Double glazed window to rear. Fitted wardrobes with fitted matching dressing table and drawers. Central heating radiator.

Bedroom Three

To the front is a double glazed window. Fitted wardrobe and storage cupboards. Central heating radiator.



House Bathroom

Beautiful spacious bathroom offering a four piece white suite comprising: bath with mixer tap and shower head, wc, wash hand basin and large walk in shower. In addition there is a built in storage cupboard, central heating radiator and a double glazed window to side.

External

To the front of the property is two double gates that offer ample parking. The beautiful Resin driveway leads to both sides of the property and a large tandem style garage. To the rear is a large mature garden that offers a delightful space for outdoor dining with the added feature of a well established pond. In addition the rear garden benefits from numerous electric sockets, tap and timber shed.

Garage

Large tandem style garage with power, light and an up and over door.



