



Stoneacre
Properties

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Brian Crescent, Crossgates, LS15 7PL

£235,000

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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.

READY TO MOVE INTO FAMILY HOME CLOSE TO AMENITIES AT CROSSGATES Stoneacre Properties are delighted to be able to offer for sale a fully modernised semi detached family sized house which can be found in the quiet backwaters of Crossgates, yet moments away from all multiple shopping and transport amenities. The accommodation is arranged over two floors and features an inviting entrance hall, a lounge, dining room, luxury kitchen, three bedrooms and a luxury shower room. There is also a rear garden with a multifunctional outbuilding ideal for use as a home office. Early internal viewings are strongly advised to appreciate the many fine features that this home has to offer.

- EPC
- SEMI DETACHED
- THREE BEDROOMS
- WELL PRESENTED
- POPULAR LOCATION
- WORKSHOP/OFFICE
- FULLY REWIRED IN 2020

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BUY SELL RENT MANAGEMENT FINANCE LEGAL

Entrance Hall

To the front is an external door. Central heating radiator. Stair case to first floor. Hive.

Lounge

To the front is a double glazed window. TV point and central heating radiator.

Dining Room

To the rear is French doors that lead to the rear garden. To the side is a double glazed window. Central heating radiator. TV point.

Kitchen

Fitted with a range of modern wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Electric oven and hob with cooker hood over. Built in microwave. Space for fridge/freezer. Integrated dishwasher and washing machine. Part tiling. To the side and rear is a double glazed window.

First Floor Landing

To the side is a double glazed window. Access to loft.

Bedroom One

To the front is a double glazed window. Central heating radiator.

Bedroom Two

To the rear is a double glazed window. Fitted wardrobes. Central heating radiator.

Bedroom Three

To the front is a double glazed window. Tall central heating radiator. TV point.

Shower Room

Fitted with a modern suite comprising walk in shower, vanity wash hand basin and wc. In addition there is modern tiling, heated towel rail and a double glazed window to rear.

External Office

To the rear is a multifunctional outbuilding that the current vendor has used as a home office. The outbuilding is fully alarmed and is split into two main areas the largest part benefits from power, light and a wall mounted electric heater, The second part is ideal for storage and again benefits from power and light.

Gardens

To the front is a low maintenance gravelled garden. To the side is a driveway. To the rear is a garden that is mainly laid to lawn.

