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53 Curlew Drive, Crossgates

Guide Price **£300,000**



- IMPOSING FOUR BEDROOM SEMI-DETACHED FAMILY HOME
- PRESENTED TO AN EXCELLENT STANDARD THROUGHOUT
- TWO RECEPTION ROOMS, MODERN BREAKFAST KITCHEN & DOWNSTAIRS WC
- RESIN DRIVEWAY, GARAGE & ENCLOSED LAWNED GARDENS
- SOUGHT AFTER RESIDENTIAL LOCATION WITHIN CROSSGATES

Internal viewing is truly a MUST for this imposing four bedroom semi-detached family home, beautifully presented to an excellent standard throughout and perfectly positioned in a sought after residential location within Crossgates.

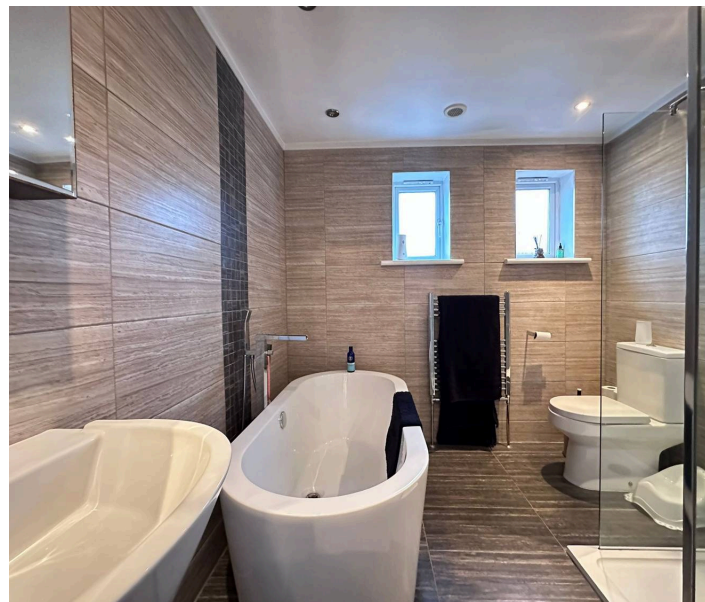
Stepping inside, a welcoming entrance hallway with useful storage and stairs sets the tone for the spacious accommodation on offer. The ground floor features a generous lounge with sliding doors that create a seamless flow, a charming bay fronted dining room ideal for entertaining, a stunning modern breakfast kitchen designed for contemporary living, and a convenient downstairs WC. Upstairs, the first floor landing offers additional storage and leads to four well-proportioned bedrooms, with the fourth bedroom providing flexibility as a study or dressing room to suit your lifestyle needs. A modern and stylish four piece bathroom completes the first floor, offering a luxurious space to relax and unwind.

Outside you are greeted with a recently laid resin driveway allowing off-street parking and access to the garage. To the rear of the property lies a lawned garden with paving enclosed by fenced/hedged boundaries.

With its impeccable presentation, versatile layout, and prime location close to local amenities, this impressive property is well-suited to family living and those seeking a comfortable, stylish home.

Early viewing is highly recommended to fully appreciate all that this exceptional home has to offer.

Council Tax band: D





GROUND FLOOR

Entrance Hall

12' 2" x 6' 3" (3.70m x 1.90m)

Lounge

15' 9" x 11' 6" (4.80m x 3.50m)

Dining Room

14' 1" x 8' 6" (4.30m x 2.60m)

Breakfast Kitchen

18' 8" x 9' 10" (5.70m x 3.00m)

Downstairs WC

6' 3" x 2' 11" (1.90m x 0.90m)

FIRST FLOOR

Landing

12' 2" x 6' 7" (3.70m x 2.00m)

Bedroom One

15' 1" x 9' 10" (4.60m x 3.00m)

Bedroom Two

11' 6" x 9' 2" (3.50m x 2.80m)

Bedroom Three

10' 6" x 8' 2" (3.20m x 2.50m)

Bedroom Four/Study/Dressing Room

8' 6" x 8' 2" (2.60m x 2.50m)

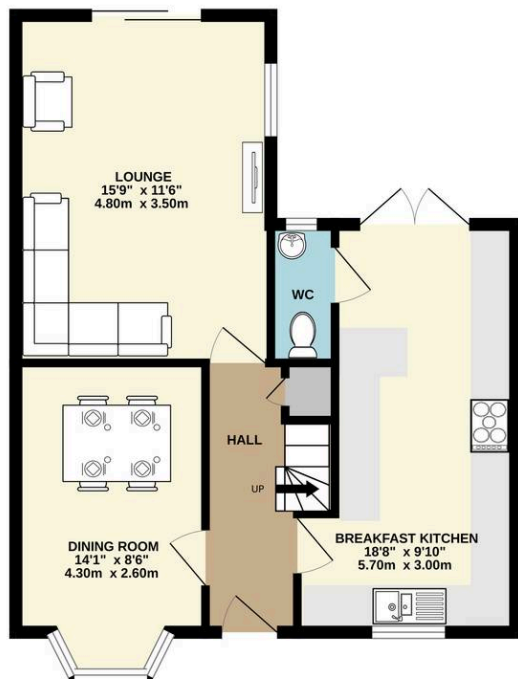
House Bathroom

8' 2" x 7' 10" (2.50m x 2.40m)

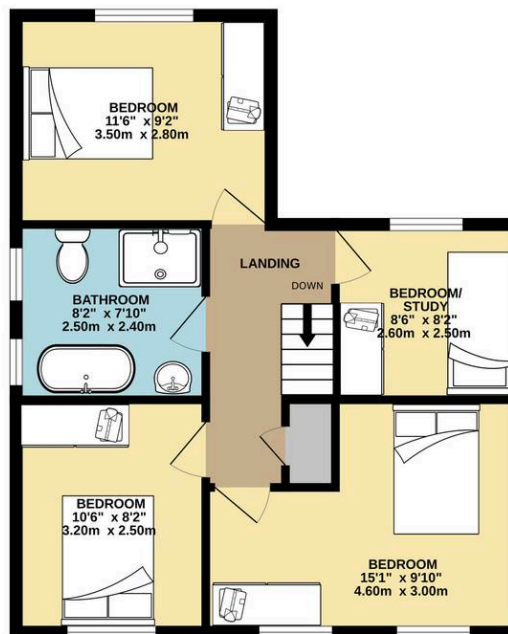
HMRC INFORMATION

If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.

GROUND FLOOR
534 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA: 1061 sq.ft. (98.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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